

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100

CITY OF VANCOUVER



REGISTERED

DIRECTOR:
J.A. Perri

DEPUTY DIRECTOR:
R.L. Maki, PEng
Permits & Inspection Division

PLEASE REFER TO:
Supervisor,
Property Use Branch
at 873-7563
I.R. No. 312376

pu-08

1996 February 29

William C. Kwok and Mary F. Kwok
5329 Heather Street
Vancouver, BC
V5Z 3M1

Dear Sir and Madam:

Re: 2178 Triumph Street s.22(1)

On February 27, 1996, our Inspection Services reported that your property at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

Unit s.22(1)

1. Kitchen fan is not working - to be repaired or replaced.
2. Kitchen stove is not working, is stained and dirty - repair and clean stove.
3. Livingroom window is cracked - to be replaced.
4. Bathroom ceiling is damaged - to be repaired and painted.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS ORDER.**

Failure to comply with this Order will result in this matter being referred to the City Prosecutor for the laying of charges.

MAY 29/96

Yours truly,

R.L. Maki, PEng
CITY BUILDING INSPECTOR

JA/GG/js2

96



August 5, 1998

COPY

Triumph Management
2178 Triumph Street
Vancouver, B.C.

Attention: Tom

Dear Sir:

Re: 2178 Triumph Street, Vancouver, B.C.

A search of our files indicates that there are no orders outstanding as of this date.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,

A handwritten signature in black ink, appearing to read 'John Poole'.

John Poole
Fire Prevention Inspector
F:\Work\Wp\OrderLtrs\2178TriumphSt

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

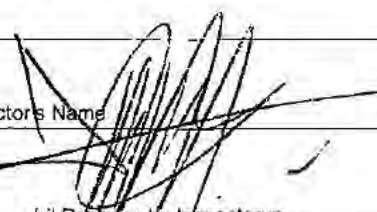
IR 312967

Property Address 2178 TRIUMPH		Date of Inspection 96-01-10
Name and Address of Property Owner/Agent WILLIAM KWOK		Specifics of Property Address # 5.22(1)
Contractor		Number of Storeys Permit No.
Contractors Business License Account No. 49753		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } MULTIPLE DWELLING
Reason for Inspection RECHECK		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> }

INSPECTION TODAY SHOWED THAT OUR S. OF M. BY-LAW ORDER DATED DECEMBER 5TH, 1995 HAS NOT BEEN COMPLIED WITH. THE FOLLOWING DEFICIENCIES ARE STILL OUTSTANDING:

- STOVE FAN SHORT CIRCUITS AND SPARKS WHEN IN USE
- SMOKE DETECTORS ARE NOT IN WORKING ORDER
- UNIT HAS NO THERMOSTAT
- TOILET SEAL IS LEAKING
- SUNDECK RAIL IS LOOSE AND SUPPORT STRAPS HAVE BROKEN OFF

OVER →

Date Report Made 96-01-11	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
-------------------------------------	---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-----------

- ☐ File
☐ Carbon Copy to
☒ Refer to **B. Windsor**
☐ For Charges

OFFICE USE

J. ARAYA
Property Use Insp. - Dist. No. **08**

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

COPY SENT

①

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORTIR No. 312967 cont'd

Property Address <u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent <u>WILLIAM KWOK</u>	

• SOFFIT ABOVE SUNDECK LEAKS

REF.: REFER TO B. WINDSOR FOR CHARGES

PICTURES ATTACHED
DAY OFF MONDAYDate Report Made 96-01-11J. ARAYA
Property Use Insp. - Dist. No.

COPY SENT

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.



Building Inspection Complaint

Case number: 101007034024

Case created: 2015-12-03, 03:23:00 PM

Incident Location

Address: 2178 TRIUMPH ST, Vancouver, V5L 1K9

Address2:

Location name:

Contact Details

Name: s.22(1)

Address: Vancouver, s.22(1)

Address2:

Phone: s.22(1)

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

- | 1. | Type of Complaint * | Unsafe Conditions |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | If Other selected, provide details: | |
| 3. | If Work Without a Permit selected is there visible and active work being done? | |
| 4. | Describe complaint in detail (building type i.e. single family or multi-family dwelling, high-rise, commercial building; location of work, type of work) *: | <p>Received via email: my name is s.22(1) i was working at 2178 Triumph St. Vancouver, BC.</p> <p>during my time there i noticed a number of safety and fire infractions. the sub-flooring in the second level more specifically s.22(1) is made of what seems to be some kind of cardboard like material that literally falls apart in your hands. also at the front entrance of that unit there is a whole about 2 feet in diameter with a drop of about 16 inches. this particular whole has been exposed for longer then 3 months. i have attached photos of this and other infractions. the exterior walls of all floors have in some places 1 inch cracks in the concrete load barring walls directly attached to the balconies. also on a number</p> |

there are no ground wires and on s.22(1) the breakers kept tripping and the building manager Johannes degrunt had people who were not ticketed to change out electrical panel with no safety inspection being done. also there is some units specifically s.22(1) that is being rented with no heat working. also in s.22(1) there is housings for light fixtures that are rotting to the point the metal behind the drywall is falling apart. im sure when inspected there are going to be a number of issues that i am not qualified to speak on but i have worked in the trades for 15 years and i believe my knowledge warrants immediate action taken. the owners of this property are the sahooda family and in the same alley on the other building they own. the roof collapsed last year and they were forced to spend 2 million dollars to repair it. the triumph property is around the same age and i'm concerned the structural integrity is going to allow the same thing to happen and there are lives at risk.

i am willing to be interviewed and or be present during the inspection where as i have some knowledge of the building i ask that you take this seriously as the owners have gained a reputation of waiting till it's to late and the fact of the matter is there are tenants that are at risk and issues need to be addressed.

my contact info is s.22(1) or s.22(1) s.22(1) my address is s.22(1) Vancouver BC

i thank you for taking the time to review this e-mail and trust you will contact me for any further info.

Additional Details

Map and Photo

- no picture -

EN

FYA to: Scott Easby

FYI to: Lynn Urekar

DATE ISSUED NOVEMBER 05, 2007		PERMIT TYPE ELECTRICAL PERMIT		PERMIT NUMBER P EL 514214	
LEGAL DESCRIPTION Lot 5 Blk 30 Plan 178 DL 184 LD NW				ADDRESS 2178 TRIUMPH ST	
ADDITIONAL ADDRESS INFORMATION				SPECIFICS	
APPLICATION DATE NOV 05, 2007	PURPOSE	PROJECT VALUE \$6,000	ASSESSED VALUE	PLANS NO	PLACE NAME
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE	
				CO-ORDINATE 586-259-58-0000	
APPLICANT CONTRACTOR NICK'S ELECTRIC LTD ACCREDITED REP: MIKLOS LELKES 7208 STRIDE AV BURNABY BC V3N 1T9		CONTACT 2		CONTACT 3	
TEL 604-526-1895	BUS LICENSE 65673	TEL 604-618-6658	BUS LICENSE CERTIFICATE 12879	TEL FAX	BUS LICENSE CERTIFICATE

PROJECT DESCRIPTION:

SUB PANEL CHANGES FROM FUSES TO BREAKERS

PERMIT CONDITIONS AND NOTES:

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

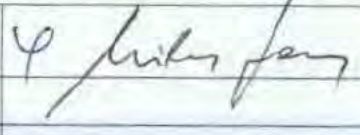
ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.

002 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.
All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.

All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.

ITEM	SPECIFICS/REFERENCE	QTY/AMT	ITEM	SPECIFICS/REFERENCE	QTY/AMT
1000 EXISTING SERVICE					
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : EI09 ELECTRICAL INSPECT LORIS BIDESE 604-873-7016					

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNATURE		
400 ELECTRICAL FEE	344.20			DATE		
				ISSUED BY		R PRASAD
				FOR THE		CITY ELECTRICIAN
INVOICE: 490732		TOTAL		\$344.20		

2007/11/05 15:47:50

AUDIT COPY



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

INSPECTION REPORT

1/2

IR No 378676

Property Address 2178 TRIUMPH		Date of Inspection SEPT 13/06	
Name and Address of Property Owner/Agent 537070 BC Ltd		Specifics of Property Address	Permit No.
Contractor		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> MULTIPURPOSE
Contractor's Business Address	Contractor's Business Licence Account No. ISSUED 06-113133	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection ROUTINE / RECHECK VT / SM.			

VT

INSPECTION SHOWED YARDS ARE GENERALLY CLEAN + FREE OF REFUSE + DEBRIS.

BLDG HAS GONE INTO RECEIVERSHIP AND IS CURRENTLY BEING MANAGED BY ROOF HANDLING (604) 856-06383 AS THE COURT APPOINTED RECEIVER. ON-SITE MANAGEMENT DUTIES HAVE NOW BEEN ASSUMED BY 4TH FLOOR RESIDENT CHARLES JAWSON. FORMER RESIDENT MGR, SEBASTIEN LAUZON HAS BEEN, AS OF SEPTEMBER 9, 2006,

Date Report Made SEPT 13/06	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input checked="" type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. - Dist. No. Inspector's Name	 Signature
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For Office Use Only	<input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input type="checkbox"/> Refer to <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> _____ attention in _____ days if no _____ _____
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IR NO. 378676 cont'd

Property Address <u>2178 TRIUMPH</u>	Specifics of Property Address
Name and Address of Property Owner/Agent <u>537070 BCLH</u>	

RELIEVED OF HIS DUTIES FOR QUESTIONABLE MANAGEMENT PRACTICES INCLUDING THE RENTAL OF A SUITE THAT WAS STILL UNDER REPAIR.

MR. HARDING IS ADDRESSING THE MULTITUDE OF PROBLEMS ASSOCIATED WITH THIS BLDG AND IS ISSUING EVICTION NOTICES TO SOME OF THE PROBLEM SUITES.

PLI TO CONTINUE TO MONITOR.

REL: FILE FOR INFO.

Date Report Made

Sept 13/05

All supervisory notations to be made on first page only.

S. KELLAND

Property Use Insp: ☒ Dist: ☐ Nat: ☐

Inspector's Name

Signature

CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DIRECTOR:
J.A. Perri

DEPUTY DIRECTOR:
R.L. Maki, PEng
Permits & Inspection Division

1995 May 02

William C. and Mary F. Kwok
5329 Heather Street PTX
Vancouver, BC
V5Z 3M1

PLEASE REFER TO:
Mr. J. Curran
Supervisor,
Property Use Branch
at 873-7563
I.R. No. 298106

PVI 08

Dear Sir and Madam:

Re: 2178 Triumph Street

On April 19, 1995, our Inspection Services reported that your property at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

Suite 5.22(1)

1. Kitchen vinyl floor is worn and damaged - to be replaced.
2. Oven is not working - to be repaired or replaced.
3. Bedroom carpet is dirty, worn and burnt - to be replaced.
4. Closet doors are missing - to be provided.
5. Bathroom sink and countertop are broken - to be replaced.

Suite 5.22(1)

6. Kitchen vinyl floor is worn and damaged - to be replaced.
7. Bathroom vinyl floor is worn and damaged - to be replaced.

Suite 5.22(1)

8. Bathroom door is broken - to be replaced.
9. Grout between the wall ceramic tiles is stained and contains mould - to be cleaned or replaced.
10. Kitchen baseboard is missing - to be provided.
11. Bedroom closet door is missing - to be provided.

Suite 5.22(1)

12. Stove canopy is broken - to be replaced.
13. Smoke detector is broken - to be repaired or replaced.

Suite 5.22(1)

14. Bathroom door is broken - to be replaced.

Suite 5.22(1)

15. Smoke detector is broken - to be repaired or replaced.
16. Bedroom window frame is broken - to be replaced.
17. Thermostat cover is missing - to be provided.
18. Refrigerator is broken - to be replaced.

①

June 2 95

.../2

HA

.../2

Suite s.22(1)

19. Bedroom closet door is missing - to be provided.
20. Living room ceiling is damaged due to a water leak - to be repaired.

Suite s.22(1)

21. Entrance carpet is missing - to be provided.

Suite s.22(1)

22. Smoke detector is missing - to be provided.
23. Bedroom closet doors are missing - to be provided.
24. Bathroom door is missing - to be provided.

Suite s.22(1)

25. Hall closet doors are broken - to be replaced.
26. Closet doors are missing - to be provided.
27. Kitchen vinyl floor is worn and damaged - to be replaced.
28. Ceiling and walls outside the suite are badly damaged due to a water leak - to be repaired.

Suite s.22(1)

29. Closet doors are missing - to be provided.
30. Grout around the toilet and bathtub is stained and contains mould - to be cleaned or replaced.

Suite s.22(1)

31. Stove is not working properly - to be repaired.
32. Smoke detector is broken - to be repaired or replaced.

Suite s.22(1)

33. Kitchen counter is broken - to be replaced.
34. Bedroom closet door is missing - to be provided.
35. Smoke detector is missing - to be provided.

Suite s.22(1)

36. Smoke detector is missing - to be provided.

Suite s.22(1)

37. Kitchen counter is broken - to be replaced.
38. Bedroom closet door is missing - to be provided.

Suite s.22(1)

39. Bathroom fan is missing - to be provided.

.../3

.../3

Suite s.22(1)

40. Carpet in the entrance hall and closet is missing - to be provided.

Suite s.22(1)

41. Smoke detector is broken - to be repaired or replaced.

Suite s.22(1)

42. Kitchen countertop is broken - to be replaced.

43. Kitchen vinyl floor is worn and damaged - to be replaced.

Suite s.22(1)

44. Front burners on the stove are not working - to be repaired.

Suite s.22(1)

45. Front burners on the stove are not working - to be repaired.

46. Base of the toilet is loose - to be repaired.

47. Bathroom door is broken - to be replaced.

Suite s.22(1)

48. Closet doors are missing - to be provided.

49. Kitchen vinyl floor is worn and damaged - to be replaced.

In accordance with the By-law and to avoid further action, you are to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Yours truly,


J. Corran for
R. L. Maki, PEng
CITY BUILDING INSPECTOR

JA/HD/km vb

CITY OF VANCOUVER



DATE ISSUED FEBRUARY 12, 2004		PERMIT TYPE ELECTRICAL PERMIT				PERMIT NUMBER P EL 481295	
PROJECT DESCRIPTION Lot 4-6 Blk 30 Plan 178 DL 184 ADDITIONAL ADDRESS INFORMATION					ADDRESS 2178 TRIUMPH ST		
APPLICATION DATE FEB 12, 2004		PURPOSE		PROJECT VALUE \$400	ASSESSED VALUE	PLANS NO	PLACE NAME
TEMPORARY PERMIT DATES				TEMPORARY USE DATES		SUBTYPE	
s.22(1) - 2211 W 4th St					CO-ORDINATE 586-259-58-0000		
APPLICANT CONTRACTOR GREYWOLF ELECTRICAL CONT #306 990 E 8TH VANCOUVER BC V5T 1T8				CONTACT 1 <i>Michelle No 7531 Self</i>		CONTACT 3	
TEL 253-7111	BUS LICENSE 203931	TEL 253-5447	BUS LICENSE 20837	TEL	BUS LICENSE	TEL	BUS LICENSE
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE

PROJECT DESCRIPTION:

REPAIR OF WATER DAMAGED LIGHT FIXTURES.

PERMIT CONDITIONS AND NOTES:

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) ANNUAL PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (D) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.

THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW.

002 FOR ELECTRICAL CONTRACTORS:

ALL QUALIFIED ELECTRICAL WORKERS ON JOB SITES ARE REQUIRED TO PRODUCE EVIDENCE THAT THEY ARE REGISTERED UNDER THE BC APPRENTICESHIP ACT OR POSSESS A BC ELECTRICAL SAFETY BRANCH WORKER QUALIFICATION CERTIFICATE. ALL OTHER ELECTRICAL WORKERS ON THESE SITES MUST BE REGISTERED WITH THE INDUSTRY TRAINING AND APPRENTICESHIP COMMISSION (ITAC) AS APPRENTICES. ALL APPRENTICES SHALL CARRY AT LEAST A COPY OF THEIR APPRENTICESHIP AGREEMENT. THE RATIO OF QUALIFIED WORKERS TO APPRENTICES SHALL BE 1:1 IN ACCORDANCE WITH REGULATION SECTION 5(1)(a) OF THE BC APPRENTICESHIP ACT. THE RATIO OF AN ELECTRICAL CERTIFICATE HOLDER TO SUPERVISE QUALIFIED PERSONS SHALL BE 1:2 IN ACCORDANCE WITH SECTION 5(2)(d) OF THE ELECTRICAL SAFETY REGULATIONS.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
						990 FINAL INSPECTION		
ITEM 1000 EXISTING SERVICE	SPECIFICS/REFERENCE		QTY/AMT	ITEM 1016 FITTINGS/FIXTURES	SPECIFICS/REFERENCE		QTY/AMT	
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : E110 ELECTRICAL INSPECT JOHN EVANS 604-873-7502								
PROCESSED BY: APPLICATION TAKEN BY C BAWN				PERMIT ISSUED BY C BAWN				

COMMENTS:		FINAL CERTIFICATE REQUESTED?				1	
		FINAL CERTIFICATE NUMBER				2	
		DATE ISSUED				3	
		ISSUED BY				4	
		PHONED BC HYDRO				5	
		ORDER NUMBER				6	
				RE-INSPECTIONS			
FEES	AMOUNT	FEES	AMOUNT	DEPARTMENT	ELECTRICAL INSP		
400 ELECTRICAL FEE	57.00			ATTENTION	ELECTRICAL INSPCTR		
				REASON	PERMIT INSPECTION		
				GROUP	61 : ELECTRICAL INSPCT		
				DISTRICT	X : JOHN EVANS 2502		
INVOICE: 352811		TOTAL \$57.00					



802326

COMMUNITY SERVICES GROUP
Licences and Inspections

PERMIT NUMBER	EL 481295
IA	
DATE	08/08/21 YY MM DD

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER OUT OF BUSINESS - GRAYWOLF				ADDRESS 2178 TRIUMPH ST.			
TYPE OF INSPECTION <input type="checkbox"/> RW <input checked="" type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS Inspector: <u>Loris Bidese</u>			
ITEM				ACC	REJ	OFFICE HOURS: <u>8:30-9:15 AM</u> / <u>1:00-1:45 PM</u>	
1	SERVICE	V	A	Ph		PHONE # <u>(604) 873-7016</u> FAX# <u>(604) 873-7100</u>	
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE					INSPECTOR: <u>[Signature]</u>	
3	GROUNDING					SIGNATURE	
4	BONDING					ITEM	
5	BRANCH / APPL. CCTS.					Y	
6	TRANSFORMER KVA	CAPCTR. KVAR				N	
7	MOTOR CCTS. / GENERATOR					13 PERMIT POSTED	
8	HEATING CCTS.					14 AUTHORIZATION FORM RCVD / POSTED	
9	FIXTURES & FITTINGS					15 WIRING OK TO COVER	
10	LIFE SAFETY SYSTEMS					16 OK TO ENERGIZE	
11	SECURITY WIRING / EXTRA LOW VOLTAGE					17 CONDUIT / RACEWAYS - ACCEPTED	
12	OTHER (SEE REMARKS)					18 EL. PERMIT / CLEARED FOR OCC.	
						19 FINAL ACCEPTED	

The following deficiencies shall be rectified before: _____ and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:

ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
19	DEFICIENCIES CLEARED DURING REPAIR OF EL 510112	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File _____
Referred _____
Supervisor _____

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised Oct. 2006)



Building Inspection Report

Page 1 of 1

IR Number	BI 33652	EN Number	EN	Date of Inspection (yyyy/mm/dd)	2008/05/13
Main Address	2178 Triumph St			Specifics and/or Suite #	
Secondary Address					
Tenant				Number of Storeys	3
Owner	537070 BC LTD (Sahota Bros)			Permit Number	
Contractor				Approved Use of Building/Land	Multiple Dwelling
Contractor's Business License Account				Present Use of Building/Land	Same
Reason for Inspection	Follow up recheck on repair of balconies from coordinated enforcement inspection on 2007/10/30 opened up for exploratory inspection				

Narrative/Observations

This is a non sprinkled wood frame building facing 1 street.
Balconies are severely rotten right through to the structure and are unsafe to be occupied.

Requirements

Engineers report of the structural capacity of all the balconies

Recommendations

Send owner 14 day order to submit above report to the city, and provide a barrier so that occupants do not use the balcony. 30 DAY ORDER?? RD

Post order from the Chief building official that the balconies only are unsafe to occupy.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: May 14, 2008

David O'Halloran
Inspector's Name

For Manager or Assistant Manager Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Cindy Frison

FYI to:

Ron Dyck
Manager / Supervisor

CITY OF VANCOUVER

DATE ISSUED JANUARY 22, 2008		PERMIT TYPE PLUMBING PERMIT				PERMIT NUMBER P PL 447695	
LEGAL DESCRIPTION Pt 5 Blk 30 Plan 178 DL 184 LD NW					ADDRESS 2178 TRIUMPH ST		
ORIGINAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JAN 22, 2008	PURPOSE	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR GARY'S PLUMBING 1211 CAMERON #506 NEW WESTMINSTER BC V3M 1W6					CONTACT 2		CONTACT 3
TEL FAX	526-2265	BUS LICENSE CERTIFICATE	195522	TEL FAX	BUS LICENSE CERTIFICATE		
PROJECT DESCRIPTION: REPLACE 100 FEET OF EXISTING DOMESTIC WATER PIPING DUE TO THEFT.							
PERMIT CONDITIONS AND NOTES: 002 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO PART 7, PLUMBING SERVICES, OF DIVISION B OF THE VANCOUVER BUILDING BY-LAW.							
INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE
				08.02.1		990 FINAL INSPECTION	
ITEM	SPECIFIC	MISC	WTRCL	BASIN	BATH	SHOWR	SINK
4009 WATER PIPE	100'	1					
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : PI05 PLUMBING/GAS INSP LLOYD CHEUNG 604-873-7013							
PROCESSED BY: APPLICATION TAKEN BY E JEON....				PERMIT AUTHORIZED BY I MCHATTIE			
PERMIT ISSUED BY E JEON....							
<p>Jan 24/08 Met ON SITE WITH DBI.</p> <p>INFO RECEIVED: RPLNG REPAIR WORK DUE TO THEFT. APPROXIMATELY 80' OF RPLNG. PIPE SIZING AS TO EXISTING PIPING.</p>							
COMMENTS :							
FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT		PLUMBING/GAS INSP	
502 PLUMBING ALTER FT	194.00			ATTENTION		PLBG INSPECTOR	
				REASON		PERMIT INSPECTION	
INVOICE : 498114		TOTAL		GROUP		62 : PLUMBING/GAS INSP	
		\$194.00		DISTRICT		05 : LLOYD CHEUNG 7013	

INSPECTOR COPY

**Property Use Complaint - Rental Unit - Maintenance - 101005817795**

Case Created: 2/5/2015 4:50:00 PM

Address of Premises Involved:

Address: 2178 TRIUMPH ST

Complainant:

Contact: s.22(1)

Address: 2178 TRIUMPH ST, Vancouver

Address 2: s.22(1)

Phone number: s.22(1)

Preferred contact: Phone

Request Details:

1. What is the nature of the concern	Rental Unit - Maintenance
2. If Other selected or there are Multiple Issues, provide details:	Several issues with this rental building: the fire alarm doesn't work in his unit, they are running an extension cord from the hallway for space heaters as the heating doesn't work in the building, and they haven't had electricity for 6 days since last Friday evening. Please call s.22(1) back asap to discuss thanks s.22(1)
3. If Business Licence selected, provide Business Name	
4. If Home-based Business selected, provide details (i.e. business type, hours of operation, are customers coming on site)	
5. If Pesticides selected, who applied it	undefined
6. If Problem Premise selected, provide details (i.e. illegal activity details, was VPD contacted)	
7. If a Rental Unit issue selected, has the landlord been advised of the issue	undefined
8. If Yes selected, what was the outcome	
9. If Signs selected, provide sign wording or identifying details	
10. Caller's Daytime Phone Number	s.22(1)
11. (Don't ask, just record - did caller indicate they want a call back?	Yes

Additional Details:**EN 104653****FYA to: Sy Jung (Do not route)****FYI to:**



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

PLEASE REFER TO:

L. Bidese
District Electrical Inspector
Electrical Inspections Branch
at 604.873.7016
8:30 - 9:15 AM
I.R. No. EI 13998/EN No. 037850

April 25, 2007

537070 BC Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

Dear Sir/Madam:

RE: 2178 Triumph Street

Following inspection, it has been determined that the electrical system in the building at the above location does not comply with the requirements of the Electrical By-law.

The following deficiencies have been noted and must be rectified:

1. While inspecting a rough wire installation, (fire repair EL510112), it was noted that oversized fuses are in use in each suite involved as well as a further sampled suite.
2. Overcurrent devices are too large for the wires they are intended to protect. Replace them with overcurrent devices that are matched to the wires they are protecting. (CEC Rules 14-104, 30-104, 14-600, 62-114) Note: Tamper-proof devices must be installed if fuses are used. This will apply to the entire building.
3. Repairs required due to water damage referring to February 12, 2004 remain unresolved. All wiring and fittings damaged by fire or water are to be removed and replaced. (CEC Rule 2-300, By-law 5563, Section 6.4)

An Electrical Permit is required to correct this work and may only be issued to a licensed electrical contractor. Therefore, it will be necessary for you to have a licensed contractor complete and sign an "Application for Permit" form, apply to this office and pay the required permit fee.

In accordance with the Electrical By-law and to avoid further action, a licensed electrical contractor must obtain the required permit and correct the above deficiencies **within 30 days of the date of this letter.**

Yours truly,

L. Bidese
District Electrical Inspector

LB/gg

Copy: J. McMahon, Supervisor, Field Operations



Note: To be submitted with the application for a Building Permit

CITY OF VANCOUVER BUILDING BY-LAW
"OWNER'S UNDERTAKING"

The Chief Building Official
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

FEBRUARY 28, 2007
Date (Month Day Year)

Dear Sir:

RE: Property Address 2178 TRIUMPH STREET, VANCOUVER, BC V5L 1K9

Building Permit Application No. Ba 438447

In consideration of the City accepting and processing the above application for a building permit, and as required by the Vancouver Building By-law, the following representations, warranties and indemnities are given to the City.

1. (a) If an individual is the owner:
 - () That I am the owner of the above property, or
 - (b) If a corporation is the owner of the property,
 - Raymond Bergen, in his capacity as Receiver-Manager
 - (X) That for 537070 B.C. Ltd. (not in his personal capacity) is the owner of the above property.
(Name of Corporation)
2. The owner will comply with, and cause those employed for this project to comply with all applicable by-laws of the City of Vancouver and other statutes and regulations in force in the City of Vancouver relating to the development, work, undertaking or permission in respect of which this application is made.
3. The owner fully understands the requirements herein, and acknowledges full responsibility for carrying out the work, or gives assurance that the work will be carried out, in accordance with all by-laws governing the construction of the building. The owner understands and acknowledges that the issuance of any permit, including an Occupancy Permit, or the inspection or approval or passage of work by the City is not a representation or warranty that any by-law has been complied with and the owner remains responsible at all times to assure compliance. The Owner has read and understands Article 1A.1.1.2. and Article 1A.3.4.1. of the Building By-law which are set out on the reverse side hereof.
4. The owner hereby agrees to indemnify and save harmless the City of Vancouver and its employees from all claims, liability, judgments, costs and expenses of every kind including negligence which may result from the failure to comply fully with all by-laws, statutes and regulations relating to any work or undertaking in respect of which this application is made.
5. Where used herein the words "work" or "undertaking" in respect of which this application is made, the owner understands this to include all electrical, plumbing, mechanical, gas and other works necessary to complete the contemplated construction.

.../over

Owner's Undertaking (continued)

Property Address, 2178 TRIUMPH STREET, VANCOUVER, BC V5L 1K9

Building Permit No

B-438447

6. I am authorized to give these representations, warranties, assurances and indemnities to the City of Vancouver.

This Owners' Undertaking is executed by the owner this

1st day of March, 2007.

(Day)

(Month)

(Year)

1. Where owner is an individual:

Signed, sealed and delivered in the presence of:

Owner's Signature _____

Witness's Signature _____

Owner's Name _____

Witness's Name _____

(PRINT)

(PRINT)

Witness's Address _____

2. Where owner is a corporation:

Signed, sealed and delivered in the presence of:

Name of Corporation Raymond Bergen, in his capacity as Receiver-Manager
for 537070-B.C. Ltd. (not in his personal capacity)

Per:

Authorized Signatory _____

Witness's Signature _____

Name Raymond Bergen

Witness's Name _____

(PRINT)

(PRINT)

Witness's Address _____

3. Where owner is a partnership:

Signed, sealed and delivered in the presence of:

Name of Partnership _____

Per

Authorized Signatory _____

Witness's Signature _____

Name _____

Witness's Name _____

(PRINT)

(PRINT)

Witness's Address _____

Vancouver Building By-law Article 1A.1.1.2. This By-law is enacted to set standards in the general public interest. It is enacted and retained on the understanding and specifically expressed condition that it creates no duty whatsoever on the City of Vancouver, the *Chief Building Official* or any employee of the City of Vancouver to enforce its provisions, and on the further condition that a failure to administer or enforce its provisions, or the incomplete or inadequate administration or enforcement of its provisions, shall not give rise to a cause of action in favour of any person whatsoever. The issuance of any *permit*, including an *occupancy permit*, is not a representation, warranty or statement that the By-law has been complied with, and the issuance thereof in error shall not give rise to a cause of action. Accordingly, words defining the responsibilities and authority of the *Chief Building Official* shall be construed to be internal administrative directions and not as creating a duty.

Article 1A.3.4.1. The granting of a *permit*, the approval of the drawings and specifications or the making of inspections by the *Chief Building Official* shall not in any way relieve the *owner* of a *building* from the full responsibility for carrying out the work or having the work carried out in accordance with this By-law including ensuring that the *occupancy* of the *building*, or any part thereof, is in accordance with terms of the *occupancy permit*, and including compliance with any special conditions made under the provision of Article 1A.6.1.4.

THOMPSON & ELLIOTT
Barristers and Solicitors

8th Floor
1285 West Broadway
Vancouver, B.C.
V6H 3X8

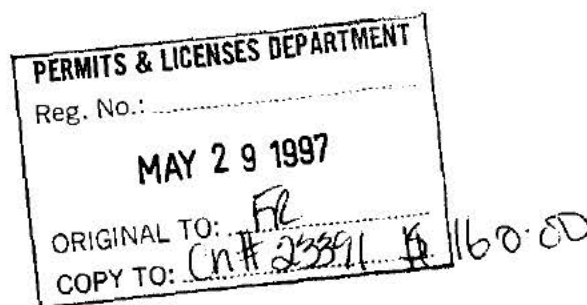
Telephone: (604) 731-1161
Fax: (604) 731-6527

Our File No. 29007/SB

Reply to the Attention of: Sheila L. Braaten

May 27, 1997

Permits and Licences Department
File Research Service
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4



Attention: Planning Department

Dear Sirs:

Re: 2178 Triumph Street, Vancouver, B.C. legally described as Lots 4, 5 and 6, Block 30,
DL 184, Plan 178 (the "Property")

We are the solicitors for 537070 B.C. Ltd., the prospective purchaser of the property.

We are writing to request your advice as to the following:

1. what the property is currently zoned, and whether or not all the improvements on the property are in conformity with all zoning regulations;
2. whether an official plan exists which includes the property. If such a plan exists, is the current use of the property in conformity with such official plan;
3. whether any land use contract exists relative to the property and, if so, whether any such contract is in good standing;
4. whether there are any outstanding municipal orders of any nature in connection with the property that the Planning Department is aware of;
5. whether any Board of Variance Orders have been issued which relate to the property;
6. whether there has been a demolition order issued for the property; and

7. whether the property has been designated as a municipal heritage site under the Heritage Conservation Act, or has been designated as an agricultural land reserve under The Agricultural Land Commission Act.

If any municipal orders or requests will be issued or have been issued, we request that you outline to us the exact nature of the problem or problems to which they will e or are directed.

We enclose our firm cheque in the sum of \$160.00 payable to the City of Vancouver in payment of your fee with respect to this inquiry.

As the completion of this transaction is expected to take place on May 30, 1997, we look forward to receipt of this information at your earliest convenience.

Yours very truly,
THOMPSON & ELLIOTT
Per:



Sheila L. Braaten
encl.

CITY OF VANCOUVER
COMPLAINT FORM

CONFIDENTIAL

Date FEB. 15-95

Address of Premises Involved

2178 TRIUMPH

Name of Owner

Name of Complainant s.22(1)

Address

s.22(1)

Phone:

s.22(1)Room s.22(1)

Nature of Complaint:

S of MMAINTENANCE problems in
bldg.Please see for access.File
[Signature]

PL 99

Received by:

J.C.

Referred to:

J.A.

Submit Report to:

CITY OF VANCOUVER



LICENCES AND INSPECTIONS

Additional Information Required for Facsimile Applications

PIN Number _____

Credit Card Number _____

Check one:

Visa ☐MasterCard ☐

Expiry Date _____

Amount \$ _____

Signature _____

(Authorized Signatory of Contractor)
Must be on file for this facsimile serviceAPPLICATION FOR
ELECTRICAL PERMIT

DATE

YY

MM

DD

PERMIT # EL

481295

APPLICANT <u>GREYWOLF ELEC CONT</u> CONTRACTOR/OWNER		BLDG/SIGN PERMIT # <u>n/a</u>
MAILING ADDRESS <u>159 - E HASTINGS</u>		INSTALLATION ADDRESS <u>2178 - TRIUMPH ST.</u>
CITY <u>VANCOUVER</u>	POSTAL CODE _____	SPECIFICS _____
TELEPHONE: <u>604-464-6230</u>	FAX: _____	OWNER/TENANT _____
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>263931</u>		SITE CONTACT _____
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration. <u>MICHELLE BROWN</u> Full Name Trade Qualification Detail As owner or owners' agent, I have verified that the information contained within this document and associated documents and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owners' employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations. I have confirmed the supply service electrical characteristics and the pole location with BC Hydro. YES <input type="checkbox"/> NO <input type="checkbox"/> Owner/Contractor <u>Michelle Brown</u> Signature Permit authorized by _____ for City Electrician		TELEPHONE: _____ FAX: _____ INSTALLATION DETAIL <input type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service VOLTS _____ AMPS _____ ϕ _____ / _____ WIRE SIZE & MATERIAL OF SERVICE CONDUCTOR: _____ SIZE OF GROUNDING CONDUCTOR: _____ IF APPLICABLE: TRANSFORMER KVA _____ AVAILABLE FAULT CURRENT _____ kA SERVICE BOX INTERRUPTING CAPACITY _____ kA <input type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1006 Grounding/Bonding <input type="checkbox"/> 1010 Branch/Appliance Circuits <input type="checkbox"/> 1012 Transformer/Capacitor/Welder <input checked="" type="checkbox"/> 1014 Motors/Machinery <input checked="" type="checkbox"/> 1016 Fixtures/Fittings <input type="checkbox"/> 1018 Deck/Underground <input type="checkbox"/> 1020 Pool/Spa/Hot Tub <input type="checkbox"/> 1022 Heating Ccts. Please specify _____ <input type="checkbox"/> 1028 Air Conditioning Units <input type="checkbox"/> 1052 Sprinkler Heat Tracing <input type="checkbox"/> 1060 Fire Alarm System <input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors <input type="checkbox"/> 1062 Emergency Lighting <input type="checkbox"/> 1066 Emergency Generator/Transfer Switch <input type="checkbox"/> 1068 Fire Pump/Transfer Switch <input type="checkbox"/> 1080 Temporary Power <input type="checkbox"/> 1082 Sign Power Supply <input type="checkbox"/> 1086 Class 2 Circuits (extra-low voltage: intercom, security-prewire) <input type="checkbox"/> 1087 Complete security alarm system <input type="checkbox"/> 1088 Movie Set <input type="checkbox"/> 1090 Other _____ Please specify _____
CONTRACTOR CERTIFICATION EC <u>38930</u> EXPIRES _____ YY ____ MM ____ DD Contr. Reg. # AR <u>20837</u> AR's Reg. # <u>MICHELLE BROWN</u> Signature of authorized signing officer <u>Michelle Brown</u> Please Print Name		<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION TYPE OF CONST: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE OCCUPANCY: <u>MULTI-FAMILY</u> SFD, Multi-family, Industrial, Commercial, (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____ <input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
DESCRIPTION OF ELECTRICAL INSTALLATION <u>REPAIR OF WATER DAMAGED LIGHT FIXTURES</u>		PERMIT FEE \$ _____
TOTAL VALUE OF INSTALLATION \$ <u>400.00</u> (INCLUDING COST OF MATERIAL & LABOUR)		

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No 299296

Date of Inspection 95 11 21

Property Address 2178 Triumph		Specifics of Property Address § 22(1)	
Name and Address of Property Owner/Agent KWOK, 5329 Heather		Number of Storeys 3	Permit No.
Contractor		Approved Use of Building <input type="checkbox"/> Land <input checked="" type="checkbox"/> apt	
Contractors Business Address	Contractors Business License Account No.	Present Use of Building <input type="checkbox"/> Land <input checked="" type="checkbox"/> bldg	
Reason for Inspection Complaint SM			

Complainant met me at § 22(1) The following SM infractions exist:

1. Roof is tar & gravel, has ponding on the surface over much of the 3rd floor so that (a) Bedroom ceiling plaster is stained, sagging & leaking; & (b) hallway by LR & K is also stained, discolored & leaking.
 2. Sparks & short circuit occurs in elec system every time stove fan is turned on.
 3. Both smoke detectors are not in working order.
 4. No thermostat to control heating.
 5. Door buzzer disconnected.
 6. Toilet w.c. leaks at floor seal.
 7. Sundeck rail is loose because support straps have broken off the flooring.
 8. Soffit above Sundeck leaks & even trace requires cleaning out.
- Rec: SM order to repair all of these infractions.

Date Report Made 95 11 22	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name James Housley	Signature
------------------------------	---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	-----------------------------------	-----------

☐ File
☒ Carbon Copy to D. E. I re items of elec gtr
☒ Refer to Rose For 30 Day
☐ SM order
☐

OFFICE USE
COPY SENT

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

CITY OF VANCOUVER



DATE ISSUED MAY 10, 2004		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 428711	
PROJECT DESCRIPTION LOT 4-6 BLK 30 PLAN 178 DL 184					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAY 06, 2004	PURPOSE ALTER	PROJECT VALUE \$600	ASSESSED VALUE \$644,000	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
				CO-ORDINATE 586-259-58-0000			
APPLICANT AGENT FOR OWNER GURCHARAN S. TOOR		CONTACT 1 PROPERTY OWNER 537070 BC LTD PAUL SAHOTA 6626 ANGUS DR VANCOUVER BC V5P 1Z6		CONTACT 2 CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR TO HAVE A VALID VANCOUVER BUSINESS LICENSE VANCOUVER BC			
TEL 604-767-5445 FAX	BUS. LICENSE CERTIFICATE	TEL FAX	BUS. LICENSE CERTIFICATE	TEL FAX	BUS. LICENSE REQUIRED CERTIFICATE		

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Exterior alterations to replace existing 8'x6'8" sliding door with a 6'x6'8" sliding door for this existing multiple dwelling building.

Note: OK to issue OTC per E Neufeld May 6/04.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector. DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
B02 STRUCT FRAMING			B11 FORMS					
B03 WATER/DAMP PROOF			B12 YARDS					
B04 INSUL/VAP BARR			B13 FIELD PLAN CHECK					
B07 INTERIOR LAYOUT			770 GIVE INFO / ADVICE					
B10 FOOTINGS			771 REQUEST FOR INFO			990 FINAL INSPECTION	04/8/10	EL

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
D24 MULTIPLE DWELLING	ROOF PATIO		C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0036 LOT TYPE	01 INSIDE/LANE			0040 PROCESSED THROUGH	22 ENQ CTR -OTC		
0037 LOT WIDTH		148.50 FT		0080 ZONE	2023 RM-3A		
0038 LOT DEPTH		122.00 FT		0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD		

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : B119 BUILDING INSPECTN ERNIE HO 604-873-7596

PROCESSED BY: APPLICATION TAKEN BY D JUNG APPLICATION TYPED BY M ELLISTON
PERMIT AUTHORIZED BY E NEUFELD APPLICATION REVIEWED BY M ELLISTON
PERMIT ISSUED BY M ELLISTON

ADDITIONAL NOTES:

900 Applicant to contact ERNIE HO at 604 873 7596 from 8:30-9:15 am M-F for an inspection.

COMMENTS :

FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	
300 BUILDING FEE	85.00			BUILDING INSP	
				ATTENTION	BUILDING INSPECTOR
				REASON	PERMIT INSPECTION
				GROUP	60 : BUILDING INSPECTN
				DISTRICT	19 : ERNIE HO 7596
INVOICE : 361755		TOTAL			
		85.00			

Nov. 21/96

PROSECUTION INFORMATION

Location: 2178 Triumph

Name: William C. Kwok

Date Information to Prosecutor: Feb. 22/96

Inspector: Julio Araya Clerk:

Date Charge Laid: Feb. 26/96

Section 14.1(1)
9.1(1) + 13.1(3) of

By-law

Details of Charge:

- Interior walls not in good repair
- Roof Leaks
- Flies not in good

See I.R. 312967 + 312970

First Appearance in Court:

Adjournments: 1. _____
2. _____
3. _____

Trial Date:

Decision: Guilty plea Nov. 14/96
\$50. fine

N.I.S.T. To follow-up if
Required

P.S. Winton



Building Inspection Report

Page 1 of 1

IR Number BI 31087 EN Number
Main Address 2178 Triumph St
Secondary Address
Tenant
Owner
Contractor
Contractor's Business License Account
Date of Inspection (yyyy/mm/dd) 2007/03/26
Specifics and/or Suite # s.22(1)
Number of Storeys 4
Permit Number bu438447
Approved Use of Building/Land Multiple dwelling
Present Use of Building/Land Same

Reason for Inspection Field review for building permit to repair fire and water damage in these suites

Narrative/Observations

This is a 4 storey wood frame non sprinkled building facing one street
Proposed work includes sistering roof joists in s.22(1) that are slightly charred and repair of gyproc in all 3 suites.

Requirements

Electrical permit

Recommendations

OK to issue permit

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: March 27, 2007

David O'Halloran
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Laurie Baranyais

FYI to:

F. Durante
Manager / Supervisor



CITY OF VANCOUVER



DATE ISSUED MARCH 27, 2007		PERMIT TYPE BUILDING PERMIT				PERMIT NUMBER P BU 438447	
LEGAL DESCRIPTION LOTS 4-6 BLOCK 30 DISTRICT LOT 184 PLAN 178					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS s.22(1)		
APPLICATION DATE MAR 05, 2007	PURPOSE REPR FIRE	PROJECT VALUE \$85,000	ASSESSED VALUE \$95,600	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE FIELD REVIEW			
APPLICANT CONTRACTOR JEAN LABELLE EDENVALE RESTORATION #24-13260, 78TH AV SURREY BC V3W 0H6		CONTACT 2 SITE CONTACT JIM SAXON EDENVALE RESTORATION #24-13260, 78TH AV SURREY BC V3W 0H6		CONTACT 3 PROPERTY OWNER 537070 BC LTD C/O RAYMOND BERGEN 2178 TRIUMPH ST VANCOUVER BC V5L 1K9			
TEL 604-590-1440 FAX 604-590-8933	BUS.LICENSE 367279 CERTIFICATE	TEL 604-590-1440 FAX 604-590-8933	BUS.LICENSE 367279 CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE		

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

Interior alterations to provide fire & smoke damage repairs to units #210, #407 and #408 at this existing multiple dwelling building on this site.

Note: OK for field review and DBI to determine if P. Eng. structural is required as per Frank Durante, March 5, 2007.

Note: Electrical permit required

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

- 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection.
- 566 One set of approved up-to-date drawings being available for viewing at the jobsite.
- 591 All work to the satisfaction of the District Building Inspector.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SQ)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SQ)	OCC
D24 MULTIPLE DWELLING	s.22(1)		C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
0036 LOT TYPE	01 INSIDE/LANE			0040 PROCESSED THROUGH	28 ENQ CTR FLD RV		
0037 LOT WIDTH		148.50 FT		0080 ZONE	2023 RM-3A		
0038 LOT DEPTH		122.00 FT		0375 HPO EXEMPTIONS	35 ALT/REPAIR-RES BLD		

PERMITS REQD IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL
FIRE
PLUMBING

APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : **B119** BUILDING INSPECTN DAVID O'HALLORAN 604-873-7596

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE	AMOUNT	FEE	AMOUNT	SIGNED BY	JEAN LABELLE
300 BUILDING FEE	606.25			DATE	SEE INFORMATION SHEET
				ISSUED BY	K HYNES..
				FOR THE	CHIEF BUILDING OFFICIAL
INVOICE : 469770		TOTAL		\$606.25	

LICENCE AND INSPECTIONS DEPARTMENT

L&I INSPECTION REPORT

IR 375836

Property Address 2178 TRIUMPH.		Date of Inspection JUNE 28/05	
Name and Address of Property Owner/Agent 537070 BC HA.		Specifics of Property Address	Permit No.
Contractor		Number of Storeys	Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APT HSE
Contractors Business Address	Contractors Business Licence Account No 05-130515.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection RECHECK SM. (FILE UPDATE).			

ROUTINE INSPECTIONS OVER THE PAST TWO MONTHS SHOWED SIGNIFICANT IMPROVEMENTS TO THE OVERALL MAINTENANCE OF THE BLDG AND YARD CLEANUP. MAJOR IMPROVEMENT WAS GETTING THE FRONT DOOR INTERCOM REPAIRED AND REPAIRING THE TWO REAR DOOR LOCKS. THIS HAS GREATLY IMPROVED BLDG SECURITY AS HAS THE EVICTION OF THREE PROBLEM SUITE OCCUPANTS. CREDIT MUST BE GIVEN TO THE RESIDENT MGR SEBASTIEN LAURON FOR BLDG IMPROVEMENTS. ROUTINE RECHECKS TO CONTINUE.

- VIOLATION CLEAR

Date Report Made Rec: FILE JUNE 28/05	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUJ <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp: Dist: Not Inspector's Name Signature
-----------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

☒ File **L**
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 If no _____

L



COMMUNITY SERVICES GROUP
Licences and Inspections
By-law Administration

**REGISTERED AND REGULAR MAIL
HAND DELIVERED**

PLEASE REFER TO:
Ms. D. Heeps
Program Manager,
Property Use Branch
at 604.873.7563
I.R. No. UI 46734/EN No. 075697

ORDER

January 20, 2012

0537070 B.C. Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

*name changed per
company search*

*Tempest, PTX, Land Titles,
company search*

Diary? No..... Yes...☒

To: *Alvin Martin*

Date: *Jan. 23* Init: *AK*

EN #:

Dear Sir/Madam:

RE: 2178 Triumph Street - Unit #303

An inspection on January 17, 2012 determined that the existing heating system was not providing adequate heat in your building at the above location, in contravention of the Standards of Maintenance By-law.

Subsection 21.13.(b) of the By-law states the heat in the building is to be maintained as follows:

21.13, (b) "Between the hours of 8:00 a.m. and 12:00 midnight, at a temperature not lower than 68° Fahrenheit (20° Celsius) measured 60 inches (1.52m) from the floor in the centre of the room, and between the hours of 12:00 midnight and 8:00 a.m. at a temperature not lower than 62° Fahrenheit (16° Celsius) measured 60 inches (1.52m) from the floor in the centre of each room."

Therefore, in accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to provide adequate heat in the building and maintain it thereafter as described above within twenty-four (24) hours of the date of this order.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THIS MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES. THIS MAY RESULT IN SIGNIFICANT FINES BEING LEVIED AGAINST YOU AND WILL NOT ABSOLVE YOU FROM COMPLYING.

Yours truly,

W. M. Johnston, P. Eng.
Director, Licences & Inspections, and
Chief Building Official

AM/ak

Copy: Vancouver Coastal Health Department → 601 W. Broadway
Vancouver, BC V5Z 4C2



BC Registry
Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

BC Company Summary

For

0537070 B.C. LTD.

Date and Time of Search: January 20, 2012 11:28 AM Pacific Time
Currency Date: December 19, 2011

ACTIVE

Incorporation Number: BC0537070
Name of Company: 0537070 B.C. LTD.
Recognition Date: Incorporated on February 20, 1997
Last Annual Report Filed: February 20, 2011
In Liquidation: No
Receiver: No

COMPANY NAME INFORMATION

Previous Company Name: 537070 B. C. LTD.
Date of Company Name Change: October 31, 2006

DISSOLUTION/RESTORATION INFORMATION

Filing/Event: Full Restoration
Dissolved - Failure to File
Date of Filing: October 31, 2006
July 20, 2001

REGISTERED OFFICE INFORMATION

Mailing Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA
Delivery Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA
Delivery Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Mailing Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

OFFICER INFORMATION AS AT February 20, 2011

Last Name, First Name, Middle Name:

SAHOTA, PAL

Office(s) Held: (Secretary)

Mailing Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Office(s) Held: (President)

Mailing Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

Folio: 586-259-58-0000

Pid: 015-500-098

Civic: 2178 TRIUMPH ST

Legal:

Size: 148.5 122 WIDTH/DEPTH

Owner: 537070 BC LTD

6626 ANGUS DR

VANCOUVER BC V6P 5H9

(BL193361)

✓ PTX. ✓ Land THUS

Time: 11:26:12
Page 001 of 002

1/20/2012



Contec
Fire & Safety Ltd.

APPENDIX C
C2. FIRE ALARM SYSTEM VERIFICATION REPORT
(Amended for use in the City of Vancouver as an attachment to bulletin 2000-021-EL [Revised])
(Reference: Clause 3.1.2)

ELECTRICAL PERMIT #:

ADDRESS: 2178 TRIUMPH ST.
VANCO BCDATE: MAY 30/07

SYSTEM MANUFACTURER:

EDWARDSNEW FAS ☐ EXISTING FAS ☒
SINGLE STAGE ☒ TWO STAGE ☐MODEL NO: 6616EXTENT OF VERIFICATION VERIFY REFRS DEVICES ON 4th, 2ND FLOOR

1. This is to certify that the Fire Alarm System has been verified in accordance with the Standard for the Verification of Fire Alarm Systems, CAN/ULC-S537, and these records document the results of testing and inspections performed.
2. The Fire Alarm System conforms to the documented description of the system..... Y N
3. The Fire Alarm System is now fully functional without deficiencies..... Y N
If "No", identified deficiencies relate to:
a) the existing portion of the FAS not covered by the scope of work under Electrical Permit # above Y N N/A ✓
b) newly installed FAS(or modified/edit portion of FAS) under Electrical Permit # above Y N N/A ✓
4. Components of the existing Fire Alarm System have been modified or replaced with components from a different manufacturer and are compatible with the existing Fire Alarm System components..... Y N N/A ✓
If "Yes", ULC test report is attached in conformance with Item 5 of bulletin 2000-021-EL (revised)
5. Documentation indicated in Clause C3.1 of Appendix C is provided on site..... N/A N
6. The Fire Alarm System is connected to an acceptable central monitoring station via a supervised circuit of a ULC-listed transmitter approved for that purpose..... Y N ✓
If "Yes", specify the name and location of the central monitoring station: _____
and provide a copy of ULC Certificate "Central Station Fire Protective Signalling Service" Certificate No. _____
7. A copy of this report will be given to WES-PAC ELECTRIC, who is the owner or owner's representative for this building Y N

COMMENTS VERIFIED OK AS PER LIST COULD NOT LOCATE INSPECTION TAG(CURRENT) ON F/A PANEL. RECOMMEND INSPECTION ASAP.

C. VLACHAS
PRINTED NAME OF TECHNICIAN CONDUCTING VERIFICATION

[Signature]
SIGNATURE OF TECHNICIAN CONDUCTING VERIFICATION

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT


IR 373607

1/3

Property Address 2178 TRIUMPH		Date of Inspection Nov 21/05	
Name and Address of Property Owner/Agent 537070 BC Ltd.		Specifics of Property Address s.22(1)	Permit No.
Contractor GOODY SINGH		Number of Storeys	Approved Use of Building <input type="checkbox"/> Land <input type="checkbox"/> MULTIP BLDG
Contractors Business Address	Contractors Business Licence Account No 05-130515	Present Use of Building <input type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection COMPLAINT # 5906		SM.	

INSPECTION TODAY SHOWED THE CONCRETE BLOCK RETAINING WALL SURROUNDING THE PATIO AT SITE **s.22(1)** HAS PARTIALLY FAILED. AN APPROXIMATE 8' SECTION HAS FALLEN OVER ONTO THE GROUND AND THE REMAINING, 3' SECTION IS EXTREMELY LOOSE. THE RETAINING WALL FAILURE WAS MOST LIKELY CAUSED BY THE TENANTS WHO, AT THE TIME OF MY INSPECTION, WERE OBSERVED CLIMBING OVER THE RETAINING WALL TO GAIN ACCESS TO THEIR GROUND FLOOR SITE RATHER THAN USING THE BLDG MAIN DOOR WHICH REQUIRES THE USE OF A KEY. - REPAIR WALL -

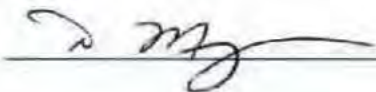
... 2

Date Report Made NOV 21/05	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input type="checkbox"/> PUI <input type="checkbox"/> OTHER	SE KELLAND Property Use Inspector <input type="checkbox"/> Dist No Inspector's Name SE KELLAND	Signature 
-----------------------------------	---------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

- ☐ File
☐ Carbon Copy to
☒ Refer to **ROXANNE HENRY for**
☐ **Sym letter (sent)**
☐ **E**

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____



PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 373607 cont'd

Property Address	<u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 BC Ltd</u>	

IN ADDITION, THE UNDERSIDE OF THE BALCONY TO SUITE s.22(1), FORMING THE ROOF OVER THE PATIO OF SUITE s.22(1) (COMPLAINANTS SUITE) IS ROTTING WITH AN APPROXIMATE 2" HOLE - REPAIR HOLE

UPON LEAVING THE BLDG, THE TENANT OF SUITE s.22(1) ASKED ME TO INSPECT HIS SUITE. IT WAS OBSERVED THAT THE BATHROOM CEILING WAS COVERED WITH MOULD (BEYOND HOUSEKEEPING) AND AN APPROXIMATE 4" SECTION OF THE CEILING ABOVE THE BATHTUB WAS SEVERELY DAMAGED + HOLED.
REPLACE BATHROOM CEILING.

SEVERAL SMALL HOLES WERE ALSO POINTED OUT BY THE TENANT BELOW THE DINING AREA LIGHT SWITCH, THE WALL BENEATH THE SINK AND

Date Report Made NOV 21/05

S. KELLAND

Property Use Info: OTHER

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 373607 cont'd

Property Address	<u>2178 TRIUMPH</u>	Permit No.
Name and Address of Property Owner/Agent	<u>537070 BC Ltd.</u>	

HOLES IN THE WALL BEHIND THE
STOVE + FRIDGE. TENANT
WAS COMPLAINING ABOUT MICE
ENTERING HIS SUITE.

REC: 30 DAY SM LETTER TO
REPAIR THE ABOVE
SM VIOLATIONS.

Date
Report Made NOV 21/05.

S. KELLAND
Property Use Insp. - Dist. No.

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

Kolbinson, Rita

From: Robbins, Carlene
Sent: Friday, February 20, 2004 10:15 AM
To: Draycott, Al; Windsor, Barb; Graves, Judy; Davidson, Jill; 'Lesley.Wyatt@gems4.cov.bc.ca'
Cc: DOMINO (CITYVAN); Neufeld, Ed
Subject: RE: 2178 Triumph

I spoke with Ken Suzuki this morning and confirmed that we are not going to close this building. Licensing & Inspection staff are satisfied that the owners are trying to comply as they have hired a good electrical contractor to fix the electrical issues under an electrical permit and are in the process of fixing the leaking roof which appears to be the cause of all the other problems in the building. I suggested that Fire either issue an order to the owners to have the fire alarm repaired or go to charges if they think it necessary. Ken agreed with me that it would not be reasonable to close the building. In a follow up phone call he confirmed that he has spoken with the owners representative and the owner has already provided a fire watch and will have the fire alarm system repaired.

-----Original Message-----

From: Draycott, Al
Sent: Friday, February 20, 2004 9:13 AM
To: Windsor, Barb; Robbins, Carlene; Graves, Judy; Davidson, Jill
Subject: FW: 2178 Triumph

I think they have applied for an electrical permit. Does anyone think they will do the work. Thanks Al

-----Original Message-----

From: Wyatt, Lesley MHR:EX [mailto:Lesley.Wyatt@gems4.gov.bc.ca]
Sent: 20 February 2004 08:37
To: 'Draycott, Al'
Subject: 2178 Triumph

Oh Al.....I just got a call from Ken Suzuki from Fire. They are going out this morning to do a quick inspection and the building is likely to be shut down. Ken will call me later this morning to let me know what they find and just how likely it is to be shut down and hopefully a timeline that this would be happening. According to my list, I have 39 clients living there !!!! I'll go through the list and find out how much money everyone gets and I'll make note of their ages.
This sucks for a Friday, huh?

Lesley Wyatt

File Co-ordinator
MHR and Vancouver Agreement
Integrated Services
205 Powell Street,
Vancouver, BC V6A 1G3
604-660-2563 fax 604-689-4364



CITY OF VANCOUVER
COMMUNITY SERVICES
Support Services

1/2

DIGITAL PHOTOS

TO DOMINO

Main address: 2178 TRIUMPH

Secondary address (if applicable): _____

Specifics: _____

Reason for inspection: STANDARDS OF MAINTENANCE

Name of inspector: D. MUESKE

Inspection Discipline: PROP USE

Date photo(s) taken: OCT. 31/07

Related Inspection Report (IR) number: U133422

Related Enforcement (EN) number: 040320

Location of digital photo(s) on "Q" drive: Q:\propuse\

Scan index / 2178 Triumph / OCT. 31, 2007

Date the directory was created Nov. 14/07

Comments re photos:

Photo # ① UNIT # 406 - WALL - NOTE: UNIT IS VACANT

Photo # ② UNIT 406 CEILING

Photo # ③ _____

Photo # ④ UNIT #406 - COCKROACH POWDER HEAVY on

Photo # ⑤ COUNTERS & FLOOR BY OVER

Photo # ⑥ _____

continued on next page Yes ☒ No ☐

Photos submitted to Domino by: Arlene Tio

Domino to send FYA notification to: Same



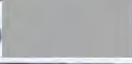
2/2

2178 Triumph
OCT. 31/07

PAGE 2

DIGITAL PHOTOS

TO DOMINO

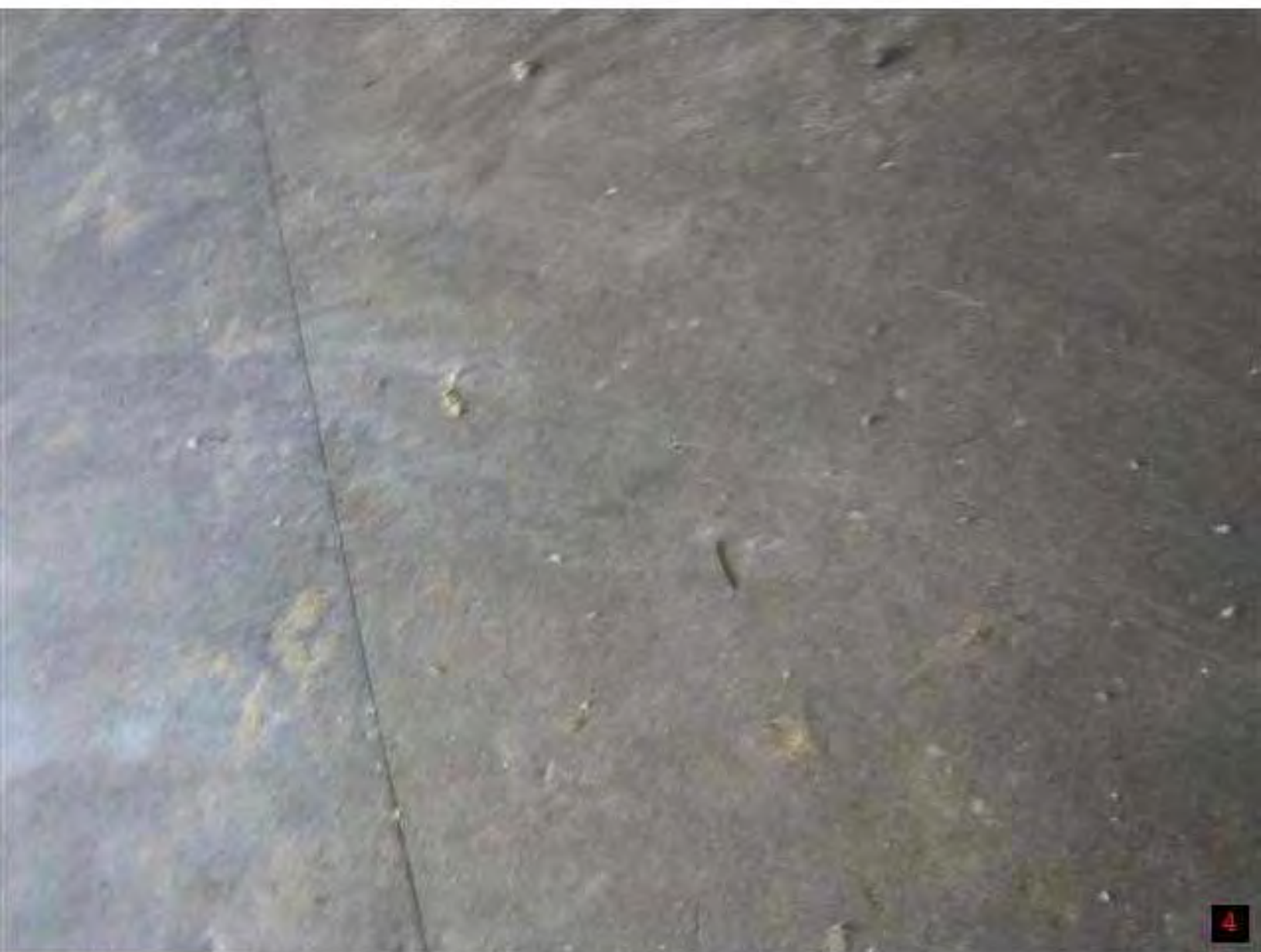
- Photo # ⑦ #406 - VACANT - NO MESS CLEANED BEHIND FRIDGE
- Photo # ⑧ #406 - FLOORING REMOVED - VACANT UNIT.
- Photo # ⑨ #406 - Roof Deck - Decking ROTTEN.
- Photo # ⑩ 
- Photo # ⑪ 
- Photo # ⑫ #406 - VACANT - NO MESS CLEANED BEHIND FRIDGE
- Photo # ⑬ #402 - GENERAL APPEARANCE - VACANT ROOM
- Photo # ⑭ #402 - RANGE PLUG NOT SECURED TO WALL.
- Photo # ⑮ #402 - MOULDY BATHROOM CEILING.
- Photo # ⑯ #402 - (TYPICAL IN MOST UNITS) WATER SHUT OFF VALVES PROTRUDING
- Photo # ⑰ #402 - (TYPICAL IN MOST UNITS) THROUGH BACKSPLASH -
- Photo # ⑱ #402 - " " " "
- Photo # ⑲ s.22(1) GENERAL PICTURES.
- Photo # ⑳  " "
- Photo # ㉑ TYPICAL STUCCO SOFFIT
- Photo # ㉒ TYPICAL WOOD DECKING - WATER PROOFING GONE & ROTTEN.
- Photo # ㉓ TYPICAL CABINET UNDER A SINK.
- Photo # ㉔ SEVERAL BURNED OUT/BROKEN RECEPTACLES.
- Photo # ㉕ STUCCO SOFFIT.
- ㉖ NEW ELECTRICAL PANELS INSTALLED IN MOST UNITS - NO PERMIT
- ㉗ HOLES IN WALLS TO FIND "HOT WIRE" FOR NEW PANELS.
- ㉘ TYPICAL SUBFLOOR IN SUITES - LOTS OF CRACKS & HOLES - TAUGH TO PEST PROOF.
- ㉙ " " " "
- ㉚ " " " "
- ㉛ " " " "
- ㉜ SPINDALS MISSING FROM GUARD RAIL.

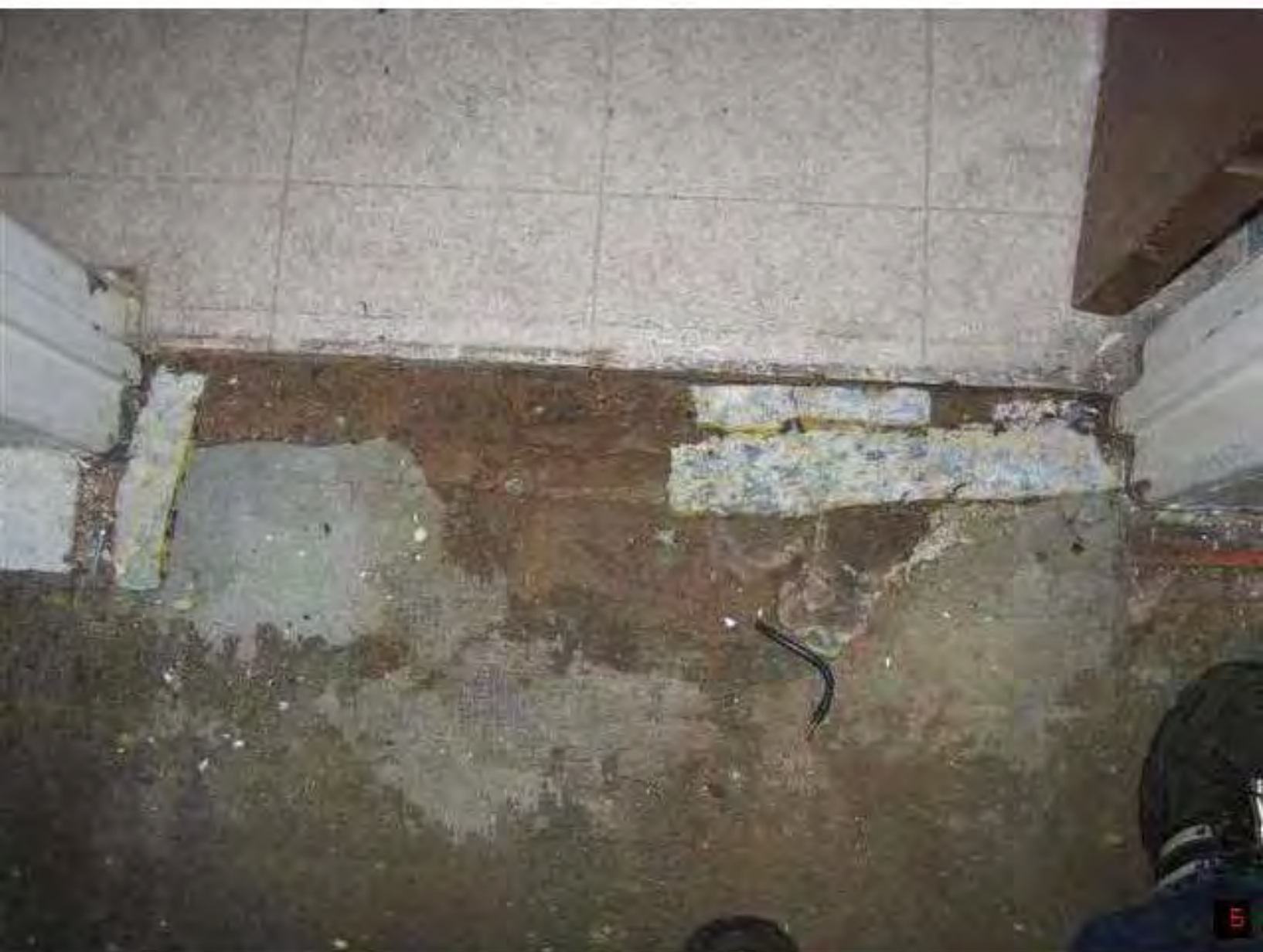


s.22(1)



































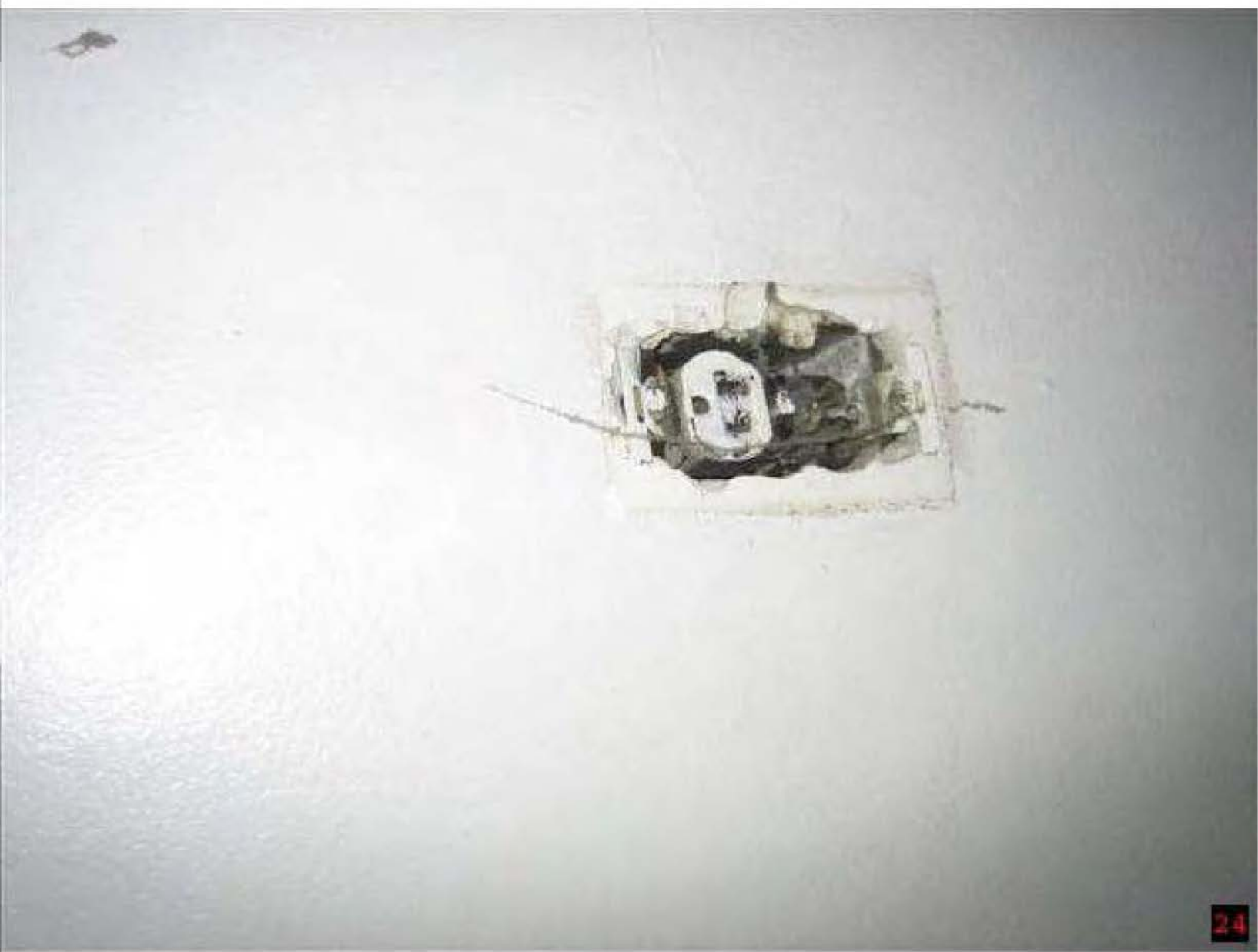




























CITY OF VANCOUVER

COMPLAINT FORM

3278

ADDRESS OF PREMISE INVOLVED: (Tenant) s.22(1) [REDACTED] 2178 Triumph St.		DATE: May 20 98
OWNER/MGR.	PHONE NUMBER:	

NAME OF COMPLAINANT: s.22(1) [REDACTED]	
ADDRESS: Same as above.	PHONE NUMBER s.22(1) [REDACTED] (home).

(THE COMPLAINANT HAS BEEN INFORMED THAT ANY INFORMATION THAT COULD REASONABLY REVEAL THEIR IDENTITY COMPLAINT WILL BE KEPT IN CONFIDENCE, PURSUANT TO THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.)

(CS)

Must be Initialed

NATURE OF COMPLAINT

- | | | |
|---------------------------------------|--------------------------------------------------------------|--------------------------------|
| <input type="checkbox"/> Z & D By-law | <input checked="" type="checkbox"/> Standards of Maintenance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Building | <input type="checkbox"/> U/T | |
| <input type="checkbox"/> Electrical | <input type="checkbox"/> Sign | |
| <input type="checkbox"/> Plumbing | <input type="checkbox"/> Licenses | |

1.) outlets - are not working properly
2.) wiring is loose and hanging
3.) Hot-water-tank - gets cold quickly.

Complainant says there are only 35 units in the above building.

RECEIVED BY: Cheryl Smith	ROUTE:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REFERRED TO: PUI: 08 Julie Aloya			



Electrical Inspection Report

Page 1 of 2

IR Number	EI 13825	Date of Inspection (yy/mm/dd)	06/07/24
Property Address	2178 Triumph St.	Specifics of Property Address	N/A
Tenant	N/A	Number of Storeys	N/A
Owner	N/A	Permit Number	EL481295
Contractor	"Greywolf Electrical"	Approved Use of Building/Land	N/A
Contractor's Business License Account	N/A	Present Use of Building/Land	N/A
Reason for Inspection	Follow up to repair order EN 016356 and EL 481295, CI59027		

Narrative/Observations

- The electrical contractor previously working on required repairs has not arranged for a final inspection and appears to no longer be in business.
- Deficiencies may remain unresolved as noted in the last inspection report CI 59027
- No response to E196 letters have occurred.

Requirements

1. The electrical contractor previously working on required repairs has not arranged for a final inspection and appears to no longer be in business. See repair order EN 016356 2004-Feb-10 and EL 481295
2. Deficiencies may remain unresolved as noted in the last inspection report CI 59027.
3. Arrange for an inspection to determine the status of electrical installation referenced in the enforcement order EN 016356. Please contact DEI directly and arrange time at your convenience.

Recommendations

Please send access letter to owner, Please attach copy EN 016356 and CI 59027

IR Number EI 13825

Date of Inspection (yy/mm/dd) 06/07/24

Photos Taken? ☐ Yes ☐ NoNotice Posted? ☐ Yes ☐ No

Type of Notice?

Date Report Made (yy/mm/dd) July 24, 2006

Loris Bidese
Inspector

For Supervisor Use Only

☒ File "E" _____☐ Copy to _____☒ Refer to Samsun Ibrahim _____☐ Recheck by Inspector in _____ days

_____ attention in _____ days

if no _____

John McMahon

Supervisor



Inter-Office Correspondence

Community Services Group

PERMITS AND LICENSES DEPARTMENT

March 13, 1998

MEMO TO: File

COPY TO: Guy Gusdal, Julio Araya

FROM: Michael Twynstra, Manager, Property Use Inspection Branch

SUBJECT: 2178 Triumph Street

On February 11/98, myself, Guy Gusdal (License Co-ordinator), Julio Araya (District Property Use Inspector) along with Russ Mitchell (Police), Ken Suzuki (Fire), Jennifer Scar (Health), David Lee (Health) met with Paul Sihota (left before meeting started - had a Doctor's appointment), Gudy Singh and Vijay Middal. Russ facilitated the meeting, the purpose of which was to discuss growing concerns the City has with respect to the management and operation of the above-noted building. The recent history of the building was discussed noting that Mr. Sihota and Mr. Singh had purchased the building last spring.

The Police expressed their concerns at the increasing number of responses to this address. Fifty-four calls were noted for the month of December. The owners indicated they were having problems with certain tenants who they were unable to remove. Formal tenancy agreements are not used on a regular basis. A letter from Susan Parsons outlined a recent visit to the building and problems that were observed.

The Fire Department also identified a number of deficiencies from their January 27th inspection that needed rectifying.

The Health Department noted an insect (roach) problem that needed professional attention.

Julio noted that there previously were some serious problems with the building but they had been fixed by the new owners. He noted that there were no major Standard of Maintenance problems now but that the building was becoming run down and some minor infraction were noted especially in the last few months.

I explained that the City was not going to tolerate this type of building to continue to operate. That immediate improvement and a commitment to repair the building was required. The Police noted that proper rental agreements were required which include the addendum relating to criminal activity, and that in the future they would help the owners by testifying at any arbitration hearing of the Residential Tenancy Branch where the tenant had been involved with criminal activity.

The owners were made aware that if immediate improvement was not observed that the matter would be reported to Council for a review of the business license and at the very minimum an operators agreement would be required.

The owners noted that they were having trouble with some tenants and that the building suffered due to poor management. They were again advised that the management of the building was their responsibility and that there were consequences if no improvement was detected.

In summary, we will meet again in three months around the week beginning May 11th to review progress. In the meantime, the owners will:

1. address the P & L, Fire Department, and Health Department issues,
2. hire a proper management with help from Police (Dan Charles) if necessary,
3. institute a proper tenancy agreement (with addendum re: criminal activity) for new tenants.

to: FILE CLERK

PLEASE COPY TO EACH OF
THE 4 ADDRESSES NOTED
BELOW.

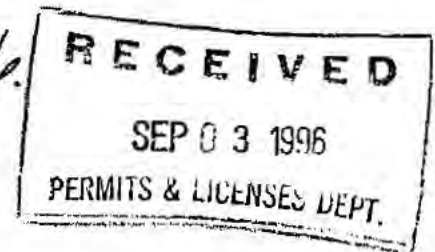
THANKS MIKE 09.06.

Mike Twynstra
Manager
Property Use Inspection Branch

NIST MEETING, WEDNESDAY, AUGUST 26, 1996

RE: Not Responsive to Request

and (2178 Triumph)



AGREED ACTIONS:

Not Responsive to Request



Not Responsive to Request



2178 Triumph - a charge under the Standards of Maintenance By-law will be heard by the courts November 17, 1996.



IR Number	EI 13998	EN Number		Date of Inspection (yyyy/mm/dd)	2007/04/19
Main Address	2178 Triumph St.			Specifics and/or Suite #	Entire building
Secondary Address					
Tenant	Various			Number of Storeys	Four
Owner				Permit Number	
Contractor				Approved Use of Building/Land	Apartment
Contractor's Business License Account				Present Use of Building/Land	Apartment

Reason for Inspection Routine during Fire Repair inspection.

Narrative/Observations

While inspecting a rough wire installation, (fire repair EL510112), it was noted that oversized fuses are in use in each suite involved as well as a further sampled suite.

- an incompleted repair due to water damage (refer to February 12, 2004) remains to be addressed.

Requirements

1. While inspecting a rough wire installation, (fire repair EL510112), it was noted that oversized fuses are in use in each suite involved as well as a further sampled suite.
2. Overcurrent devices are too large for the wires they are intended to protect. Replace them with overcurrent devices that are matched to the wires they are protecting. (CEC Rules 14-104, 30-104, 14-600, 62-114) Note: Tamper-proof devices must be installed if fuses are used. This will apply to the entire building.
3. Repairs required due to water damage referring to February 12, 2004 remain unresolved. All wiring and fittings damaged by fire or water are to be removed and replaced. (CEC Rule 2-300, By-law 5563, Section 6.4)

Recommendations

Please send 30 day letter. A permit is required by a licensed electrical contractor.

Photos Taken?	Yes	Digital Regular	No	Notice Posted?	Yes	No	Type of Notice?
---------------	-----	-----------------	----	----------------	-----	----	-----------------

Date Report Made: April 23, 2007

Loris Bidese
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: Gladys Gnyp

FYI to:

John McMahon

Manager / Supervisor

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 341059


Property Address 2178 TRIUMPH		Date of Inspection 97-12-02	
Name and Address of Property Owner/Agent 537070 B.C. LTD.		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Contractors Business Address	Contractors Business License Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> M.D.	
Reason for Inspection COMPLAINT			

INSPECTION TODAY SHOWED NO SIGN OF ITEMS LISTED IN THE COMPLAINT.

THERE IS A SUITE (S.22(1)) THAT IS IN DISREPAIR, ~~THE~~ THE TENANTS TRASHED IT BUT THEY HAVE BEEN EVICTED.

REC.: FILE FOR INFO

08

Date Report Made 97-12-03	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
------------------------------	---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------	-----------

- ☒ File *yl*
☐ Carbon Copy to _____
☐ Refer to _____
☐ _____
☐ _____
☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

yl



IR Number UI 46734 EN Number 075697 Date of Inspection (yyyy/mm/dd) 2012/01/17
Main Address 2178 Triumph St Specifics and/or Suite # S.22(1)
Secondary Address
Tenant
Owner 537070 BC Ltd Number of Storeys
Agent Permit Number
District Zone RM-3A Approved Use of Building/Land Multiple Dwelling
Business License Apartment House B/L Present Use of Building/Land

Reason for Inspection Complaint - S/M Heat

Narrative/Observations

During inspection, I took the following heat measurements in Unit S.22(1)

- Centre of Living Room (18.1 degrees Celsius); and
- Centre of Bedroom (18.4 degrees Celsius).

I noted that today (Jan 17), the temperature outside has been milder (i.e. slightly warmer) than it has been the past few days. I suggested that we perhaps arrange another inspection on a day when it is colder.

I noted that the polyethylene that he has over every window and the sliding door help to keep his apartment insulated from the cold outside. My temperature readings are higher than they would be without the polyethylene. He responded that he has friends in other apartments in the building who do not have anything on their windows. He has noticed that it can get much colder in their apartments. I suggested that if and when we do schedule another inspection, that he make arrangements with his friends for access to these other apartments as well.

As it is, the readings I took are approximately 1.0 - 1.5 degrees below the S/M By-Law daytime minimum temperature of 20.0 degrees Celsius, so I do have enough to start enforcement via a S/M Letter.

Requirements

Infraction of the S/M By-Law.

Recommendations

24 hr S/M order to be sent to the R/O.

Photos Taken?	Yes	Digital Regular	No
---------------	-----	-----------------	----

Date Report Made: January 18, 2012

Alvin Martin
Inspector's Name

For Manager or Supervisor Use Only

File: Approval / Use Enforcement Project / Permit

FYA to: AMEETA KANG FOR LETTER / ORDER

FYI to:

TOM HAMILTON
Manager / Supervisor

April 21, 1997



TERRY HARDING
Vice President

Direct: (604) 691-6615

Office: (604) 683-7535

Fax: (604) 691-6688

GODDARD & SMITH
INTERNATIONAL REALTY INC.
1075 West Georgia St. 15th Floor
Vancouver, B.C. V6E 3C9

To Whom it may concern

Re: 2178 Triumph St Vancouver

This is to authorize Mr Terry Harding to view and copy any and all plans on the above referenced building. I am the owner of this building and trust this will be acceptable.

Yours truly

Mr. Kwok

William Kwok

I request the City to make copies on my behalf and I agree to hold harmless and indemnify the City of Vancouver in respect of any claim that may arise therefrom. I intend to use these copies for purposes of private study, research, criticism, review or newspaper summary and I understand that any other use may infringe one or more provisions of the copyright act.

D. L.

S.22(1)

Receipt 199619

428

[Signature]



LONDON MAH &
ASSOCIATES LTD.

CONSULTING STRUCTURAL ENGINEERS

#103-1847 W. BROADWAY, VANCOUVER, B.C. V6J 1Y6

FAX 604-739-1468

PHONE 604-739-8544

colour 1/16

RE BU 442661

August 1, 2008

Our Ref: MSC-1721

City of Vancouver,
Community Services Group,
Licences and Inspections,
453 West 12th Ave,
Vancouver, BC.
V5Y 1V4

Attention: Mr. W. M. Johnston, P.Eng.
Chief Building Official

Dear Sir:

Re: 2178 Triumph Street
Vancouver, BC

Enclosed is our report on the Balcony Conditions and Remedial Actions Required for the referenced complex. It is our intention to thoroughly undertake field reviews during the remedial work which is required.

We trust this information will be sufficient for your purposes at this time.

Yours truly,

LONDON MAH & ASSOCIATES LTD.

Tam A. London, M.Sc., P.Eng.



Enclosure

cc 537070 B.C. Ltd.

2/16

REPORT

**BALCONY CONDITIONS AND REMEDIAL
ACTIONS REQUIRED**

2178 Triumph Street
Vancouver, BC

Presented to:
Mr. W. M. Johnston, P.Eng.
Chief Building Official
City of Vancouver

August 1, 2008

1.0 INTRODUCTION

1.1 Basic information

The building consists of three levels of wood frame construction and appears to be approximately 40 years of age. Site visits were undertaken on May 13 and on July 14, 2008 and many external deficiencies were observed. Those deficiencies were photographed and are shown in the photos included with this report.

2.0 EXISTING CONDITIONS AND REMEDIAL MEASURES

2.1 Balconies

The balconies have had their stucco soffits removed exposing extreme conditions of rot in the cantilevered framing lumber and in the plywood decks. Settlement was observed in many instances.

Remedial measures fall into one or more of the following categories:

- a) Replace double or triple beams which exist at the free edges of the balconies.
- b) Provide supporting posts at all corners of the balconies founded on new concrete foundations.
- c) Replace one or more joists.
- d) Replace all balcony deck structures.
- e) Replace the surface of all balcony decks and provide flashings to prevent water ingress.

In all cases, remedial measures are required due to "dry rot" in various framing members or deck surfaces.

2.2 Guard Rails

Several of the guard rails were observed to be loose or otherwise damaged. All guard rails must be brought up to the requirements of the 2007 Vancouver Building By-law.

2.3 Balcony Stucco Soffits

After balcony repairs have been completed, new non-stucco soffits should be installed with venting to provide necessary air circulation.

3.0 CONCLUSIONS AND RECOMENDATIONS

All remedial work is to be undertaken by a framing contractor acceptable to the City of Vancouver and a supervising structural engineer.



NORTH EAST CORNER BALCONIES





NORTH CENTRE BALCONIES EAST END





NORTH CENTRE BALCONIES



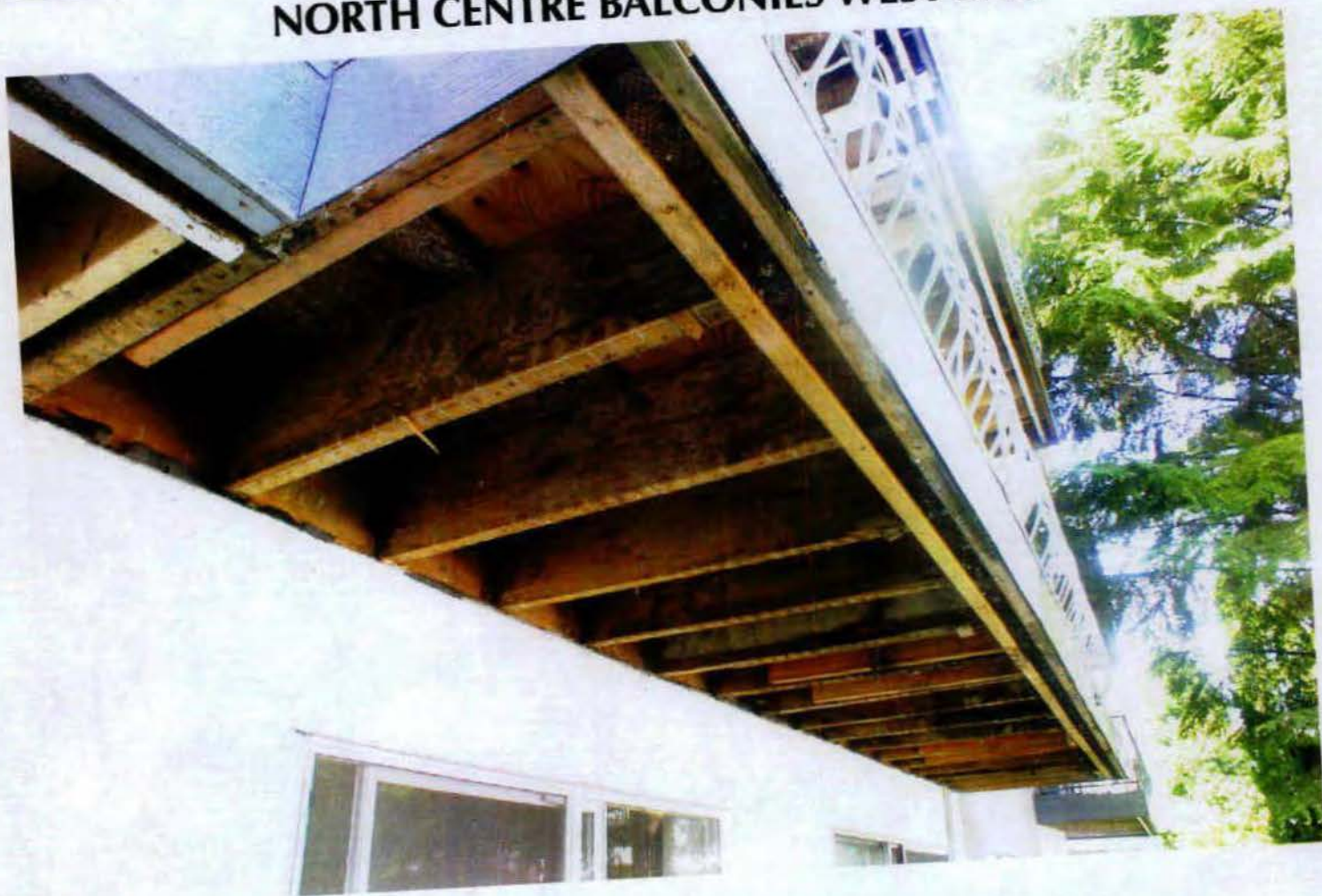


NORTH CENTRE BALCONIES





NORTH CENTRE BALCONIES WEST END





NORTH WEST CORNER BALCONIES





WEST SIDE BALCONY





SOUTH WEST CORNER BALCONIES



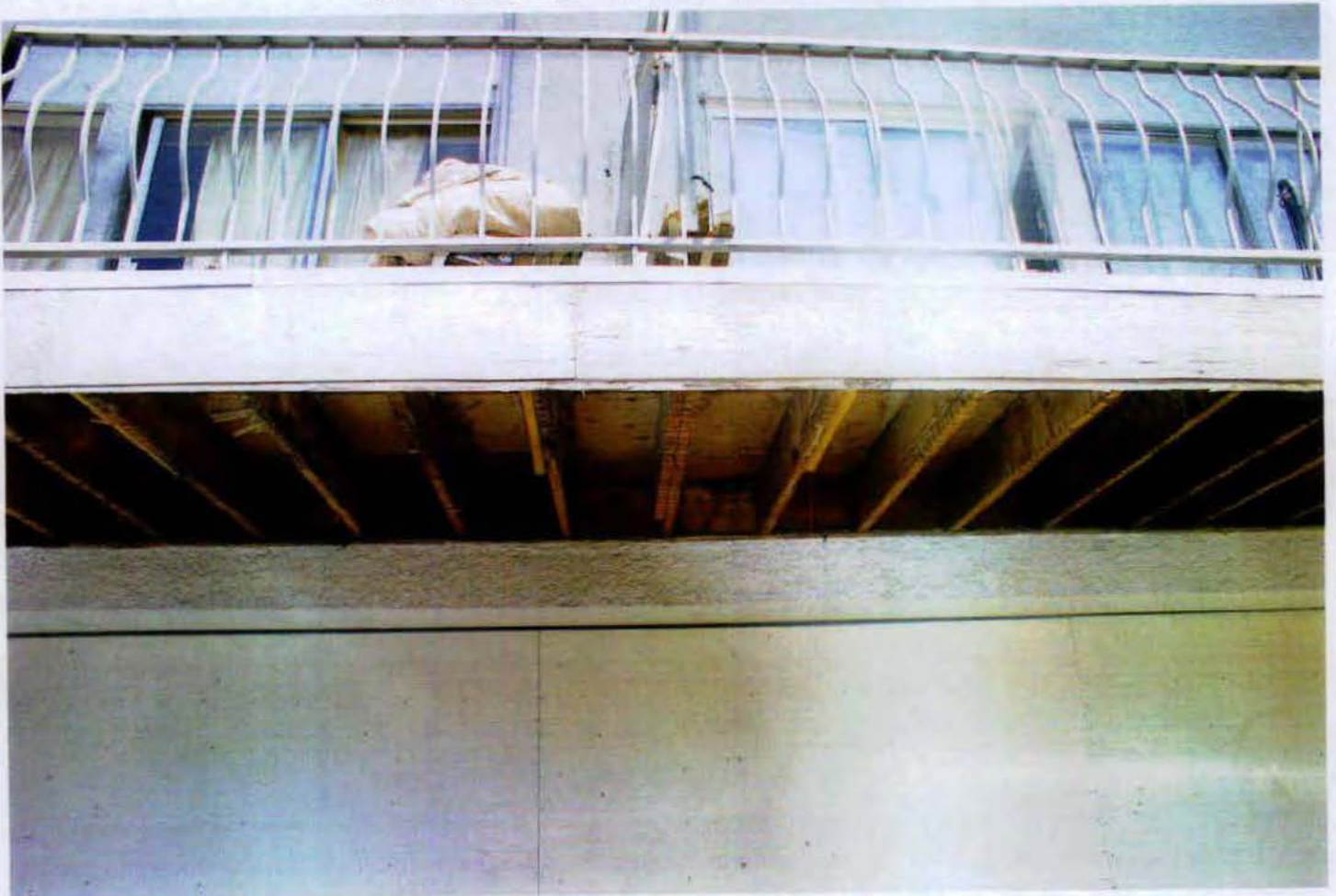


SOUTH CENTRE BALCONIES WEST END





SOUTH CENTRE BALCONIES





SOUTH CENTRE BALCONIES EAST END





SOUTH EAST CORNER BALCONIES





EAST SIDE BALCONY



SOUTH EAST LOWER CORNER BALCONY

1/4

LICENCE AND INSPECTIONS DEPARTMENT
L&I INSPECTION REPORT

IR 375862

Property Address 2178 TRIUMPH		Date of Inspection MAR 7/05	
Name and Address of Property Owner/Agent 537070 BC Ltd.		Specifics of Property Address	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> APT HSE	
Contractors Business Address	Contractors Business Licence Account No.	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> SAME	
Reason for Inspection Recheck SM - per IR 375271			

INSPECTION SHOWED SUBSTANTIAL IMPROVEMENT TO THE BLDG SINCE MY LAST INSPECTION. THE FRONT DOOR IS NOW SECURE, BOTH REAR EXIT DOORS ARE WORKING + SECURE AND THE INTERCOM HAS BEEN REPLACED. UNDESIRABLE TENANTS HAVE ALSO MOVED, IMPROVING THE LIVABILITY OF THE BLDG FOR REGULAR TENANTS. SOME SM ITEMS ARE STILL OUTSTANDING FROM OUR FEB 3/05 LETTER AND SOME NEW ITEMS TO BE REPAIRED/REPLACED ARE TO BE ADDED TO THIS LIST. FROM OUR FEB 3/05 LETTER, THE TENANT OF # **S.22(1)** IS SATISFIED WITH THE CURRENT

Date Report Made MAY 16/05	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUJ <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. - Dist. No. Inspector's Name Signature
--------------------------------------	---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------

☐ File
☐ Carbon Copy to
☒ Refer to **Roxanne Henry**
-30 DAY SM order
☐
☐
☐ **gl**
E

OFFICE USE

☐ Recheck by Inspector in _____ days
☐ _____ attention in _____ days
 if no _____

R

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 371862 cont'd

Property Address <u>2178 Triumph St.</u>	
Name and Address of Property Owner/Agent	Permit No.

CONDITION of HIS SUITE. TENANT of SUITE # s.22(1) will do his own painting. o/s items include the following:

UNIT # s.22(1)

- TOILET IS LOOSE - REPAIR
- BATHROOM FLOORING IS TORN + HOLES - REPLACE
- ONE KITCHEN CUPBOARD IS MISSING - REPLACE

UNIT # s.22(1)

- CLOSET DOORS ARE BROKEN - REPAIR
- HOT WATER TAP LEAKS - REPAIR
- KITCHEN COUNTERTOP IS BROKEN - REPLACE

^{now} • TOILET LEAKS - REPAIR

^{now} • HALLWAY LIGHT DOES NOT TURN OFF - REPAIR

UNIT # s.22(1)

^{now} • CARPETS ARE SOILED + STAINED + SMALL - REPLACE

UNIT # s.22(1)

- CLOSET DOORS ARE BROKEN - REPAIR

^{now} • 2 ELECTRICAL COVER PLATES ARE MISSING - REPLACE immediately

... 3

S. KELLAND
Property Use Insp. - Dist. No.

Date Report Made MAY 14/05

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR No. 375862 cont'd

Property Address <u>2178 TRUMPET.</u>	
Name and Address of Property Owner/Agent	Permit No.

UNIT # s.22(1)

- THE BATHTUB CAULKING IS MOLDY - RECAULK
- BEDROOM SWITCH PLATE IS MISSING - REPLACE
- WALLS + CEILINGS ARE SOILED + STAINED - REPAIR ^{immediately}
- new • 2 SOUTH WALL ELECTRICAL OUTLETS DON'T WORK - REPAIR.

s.22(1) - NEW

- SMOKE DETECTOR IS MISSING - REPLACE
- DINING ROOM LIGHT IS MISSING - REPLACE
- PATIO DOOR LOCK IS BROKEN - REPLACE
- STOVE LIGHT IS BROKEN - REPAIR
- CARPETING IS BADLY STAINED + SMELLS - REPLACE
- BATHROOM FAN IS MISSING - REPLACE
- BATHROOM FLOORING IS RIPPED + TORN - REPLACE + RECAULK AROUND BATHTUB + TOILET.

... 4

S. KELLAND
Property Use Insp - Dist NoDate Report Made MAR 16/05

Inspector's Name

Signature

All additional pages must be stapled to first page.

All supervisory notations to be made on first page only.

PERMITS & LICENSES DEPARTMENT
INSPECTION REPORT

IR No. 375862 cont'd

Property Address	<u>2178 Triumph.</u>
Name and Address of Property Owner/Agent	Permit No.

COMMON AREAS - *NEW

HALLWAY CARPETS ON THE 1ST + 2ND FLOORS ARE SOILED, STAINED AND SMELL OF MOLD + MILDEW - REPLACE

STAINWELL CARPETTING (EAST + WEST ENDS + BUDS) ARE SOILED, STAINED, RIPPED + BURNED BY CIGARETTE BUTTS - REPLACE.

Req: 30 DAY SM ORDER TO COMPLETE REPAIRS IN PROGRESS + NOTIFY THE O/S ITEMS ABOVE.

Date Report Made	<u>MAY 16/05</u>
------------------	------------------

S. KELLAND
Property Use Insp. - Dist. No.

Inspector's Name

Signature



1/3

IR No 378061

Property Address <u>2178 TRIUMPH.</u>		Date of Inspection <u>MARCH 7/06</u>	
Name and Address of Property Owner/Agent <u>537070 BC Ltd.</u>		Number of Storeys	Permit No.
Contractor <u>GOODY SINGH 261-0501</u>		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>MULTIP DWG</u>	
Contractor's Business Address	Contractor's Business Licence <u>ISSUED</u> Account No <u>06-113133</u>	Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> <u>SAME</u>	
Reason for Inspection <u>SIN RECHECK & FILE UPDATE.</u>			

NOT IR 373607

MET TODAY WITH BLDG MGR SEBASTIEN LAUZON.

THE MAIN ENTRANCE HALLWAY CONTAINED SEVERAL SHEETS A NEW GYPNOC AND CARPETING BEING USED FOR REPAIRS TO SUITES + COMMON AREAS (EAST STAIRWELL).

INSPECTION OF SUITE # S.22(1) RECENTLY FEATURED IN A TV NEWS STORY ABOUT WELFARE FRAUD + UNSCRUPULOUS LANDLORDS SHOWED THE SUITE TO BE UNDERGOING A MAJOR OVERHAUL WITH NEW PAINT, CARPETING, BATHROOM FLOOR, TOILET & APPLIANCES.

THE NEW TENANT OF # S.22(1) WAS PRESENT

Date Report Made <u>MAY 7/06</u>	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect <input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	S. KELLAND Property Use Insp. = Dist. No. Inspector's Name Signature
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------

For Office Use Only <input checked="" type="checkbox"/> File <input type="checkbox"/> Copy to <input checked="" type="checkbox"/> Refer to <u>Ameeta Kany For</u> <input checked="" type="checkbox"/> 14 Day Form Order <input type="checkbox"/>	<input type="checkbox"/> Recheck by Inspector in _____ days <input type="checkbox"/> _____ attention in _____ days if no _____
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------



IR NO. 378061 cont'd

Property Address <u>2178 TRIUMPH.</u>	Specifics of Property Address
Name and Address of Property Owner/Agent	

AND SEEMED ADVISED WITH THE PROGRESS BEING MADE.

I ALSO INSPECTED SUITE # s.22(1) AND NOTED A 2nd SECTION OF GYPHOC IN THE LOWER CORNER OF THE BEDROOM WALL WAS BLACKENED WITH MOLD.

- GYPHOC IS TO BE REMOVED + REPLACED WITH NEW MATERIAL + PAINTED.

SUITE # s.22(1) PREVIOUSLY REPORTED AS IN NEED OF REPAIRS IS STILL VACANT SINCE THE END OF JANUARY 06. REPAIRS WILL BE MADE BEFORE THE SUITE IS RE-RENTED & WILL BE INSPECTED AT THAT TIME TO ENSURE COMPLIANCE.

SUITE # s.22(1) IS ALSO NOW VACANT SINCE THE END OF FEBRUARY 06. THE CONCRETE BLOCK WALL (DAMAGED BY THE TENANTS) IS STILL IN DISREPAIR AS IS THE UNDERSIDE OF THE BALCONY ABOVE (BALCONY OF SUITE # s.22(1)).

- REPAIR/REPLACE/REMOVE BLOCK WALL & REPAIR UNDERSIDE OF BALCONY OF SUITE # s.22(1)

...3.

Date Report Made <u>MAY 7/06.</u>

All supervisory notations to be made on first page only.

<u>S. KELLAND</u> Property Use Insp. - Dist. Net	
Inspector's Name	
	Signature



IR NO. 378061 cont'd

Property Address <u>2178 TRIUMPH.</u>	Specifics of Property Address
Name and Address of Property Owner/Agent <u>537020 BCLtd.</u>	

A RECHECK OF THE HOT WATER SHOWED AN AMPLE SUPPLY OF DOMESTIC HOT WATER IS NOW BEING PROVIDED.

PII WILL RECHECK PROGRESS TO # s.22(1) & WALL REPAIRS TO # s.22(1) ON FRIDAY, MARCH 10/06.

DEC: 14 DAY SM ORDER TO REPAIR / REPLACE / REMOVE CONCRETE BLOCK WALL OUTSIDE SUITE s.22(1) AND REPAIR THE UNDERSIDE OF THE BALCONY TO SUITE s.22(1).

Date Report Made <u>MAY 7/06.</u>

All supervisory notations to be made on first page only.

<u>S. KELLAND</u> Property Use Insp. - Dist. No.	<u>[Signature]</u>
Inspector's Name	Signature

CITY OF VANCOUVER

(THIS IS NOT A PERMIT)

PERMIT TYPE		BUILDING PERMIT APPLICATION				APPLICATION NUMBER A BU 440953	
LEGAL DESCRIPTION LOT 5 BLK 30 DL 184 PLAN 178					ADDRESS 2178 TRIUMPH ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS COMMON AREA FOURTH FLR		
APPLICATION DATE JAN 22, 2008	PURPOSE ALTER	PROJECT VALUE \$5,000	ASSESSED VALUE \$135,000	PLANS NO	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE FIELD REVIEW			
APPLICANT PROPERTY OWNER 537070 BC LTD C/O GURDAYAL SINGH SOHOTA 1720 E 55TH AVE VANCOUVER BC V5P 1Z6				CONTACT 2 CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE		CONTACT 3	
TEL 604-767-5445	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE		
<p>THIS APPLICATION IS SUBMITTED WITH PLANS TO:</p> <p>Interior alterations to repair and replace the drywall in the common hallway area on the fourth floor of this existing multiple family dwelling building.</p> <p>OK for field review without drawings as per R. Dyck, Jan 22-08 Related to PL447695</p>							
PROPOSED USE D24 MULTIPLE DWELLING		SPECIFICS/LOCATION FOURTH FLR		AREA (SF) 000		OCC C	
ITEM 0036 LOT TYPE 0037 LOT WIDTH 0038 LOT DEPTH		SPECIFICS/REFERENCE 01 INSIDE/LANE		QTY/AMT 148.50 FT 122.00 FT		ITEM 0040 PROCESSED THROUGH 0080 ZONE 0375 HPO EXEMPTIONS	
SPECIFICS/REFERENCE 28 ENQ CTR -PLD RV 2023 RM-3A		QTY/AMT					
RELATED PERMITS: PL447695 2178 TRIUMPH ST							
CLEARANCES REQD DURING APPLICATION STAG INCLUDE : FLAN REGISTRY B119 BUILDING FIELD INSP DAVID O'HALLORAN 604-873-7596							
<p>ADDITIONAL NOTES:</p> <p>400 Applicant is to contact the David O'Halloran at 604 873-7596 between 8:30-9:15am to arrange for an inspection prior to commencing any work.</p>							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE 300 BUILDING FEE		AMOUNT 104.00		FEE		AMOUNT	
				SIGNED BY		537070 BC LTD	
				DATE		SEE INFORMATION SHEET	
				TAKEN BY		V JEON	
				FOR THE		CHIEF BUILDING OFFICIAL	
INVOICE: 498173				TOTAL \$104.00			



CITY OF VANCOUVER
COMMUNITY SERVICES
Support Services

DIGITAL PHOTOS

TO DOMINO

Main address: 2178 Triumph St

Secondary address (if applicable): _____

Specifics: _____

Reason for inspection: _____

Name of inspector: David O'Halloran

Inspection Discipline: Building

Date photo(s) taken: May 13/08

Related Inspection Report (IR) number: _____

Related Enforcement (EN) number: _____

Location of digital photo(s) on "Q" drive: Building/
Scan Index/2178 Triumph

Date the directory was created May 14/08

Comments re photos:

Photo # 1-5

Photo # _____

Photo # _____

Photo # _____

Photo # _____

Photo # _____

continued on next page Yes _____ No ☒

Photos submitted to Domino by: Nanish Speers

Domino to send FYA notification to: ↑

1



2



3



4



5





CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

PLEASE REFER TO:
L. Bidese
District Electrical Inspector
at **604.873.7016**
I.R. No. EI 13825
EN No. 033098

July 25, 2006

537070 BC Limited
6626 Angus Drive
Vancouver, BC
V6P 5H9

Dear Sir/Madam:

RE: 2178 Triumph Street
Permit # EL 481295

I have called at the above location on several occasions to inspect electrical inspection in the building, but have not been able to gain admittance.

Would you please call me on or before **August 25, 2006** to arrange a suitable time for the inspection of electrical inspection in the building. My telephone number is **604.873.7016** and I can be reached between the hours of **8:30 to 9:15 am**, Monday to Friday.

Yours truly,

L. Bidese
District Electrical Inspector

LB/si

Note: Enclosed is our Order dated **February 10, 2004** and certificate of electrical inspection dated **July 13, 2004**.



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

PLEASE REFER TO:
L. Bidese
District Electrical Inspector
at **604.873.7016**
I.R. No. EI 13825
EN No. 033098

July 25, 2006

537070 BC Limited
6626 Angus Drive
Vancouver, BC
V6P 5H9

Dear Sir/Madam:

RE: 2178 Triumph Street
Permit # EL 481295

I have called at the above location on several occasions to inspect electrical inspection in the building, but have not been able to gain admittance.

Would you please call me on or before **August 25, 2006** to arrange a suitable time for the inspection of electrical inspection in the building. My telephone number is **604.873.7016** and I can be reached between the hours of **8:30 to 9:15 am**, Monday to Friday.

Yours truly,

L. Bidese
District Electrical Inspector

LB/si

Note: Enclosed is our Order dated **February 10, 2004** and certificate of electrical inspection dated **July 13, 2004**.



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department
Co-ordinated By-law Enforcement Division

REGISTERED

October 18, 2004

537070 B.C. Ltd.
Suite # 800
1285 West Broadway
Vancouver, BC V6H 3X8

and

537070 B.C. Ltd.
6626 Angus Drive
Vancouver, BC V6P 5H9

Dear Sir(s)/Madam(s):

RE: 2178 Triumph Street

Further to our inspection of September 30, 2004, our Inspection Services report that the following Standards of Maintenance deficiencies were observed:

Lobby

1. The ceiling has unfinished drywall - to be repaired and ceiling to be painted.

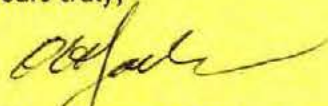
Unit, s.22(1)

2. The toilet is leaking water - locate source of leak and repair.

In accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to correct the above deficiencies, as indicated, **within 14 days of the date of this order.**

Failure to comply with this order will result in this matter being referred to the City Prosecutor for the laying of charges.

Yours truly,


D.H. Jackson, P. Eng for
City Building Inspector and
Chief Building Official

RM/rh

Diary? No..... Yes.....☒
To: R. Mariani - DPH
Date: Nov 17/04 **Unit:** RH
EN #: 021219

Q:\Correspondence\Standards of Maintenance\2004Archives\10 - October\2178triumph.wpd

2004/10/14 10.21.37 <= Permits PRISM Properties => City of Vancouver
PSA550.00 PSP150X Property Tax Inquiry
Address: 2178 TRIUMPH Co-ordinate: 586-259-58-0000

Lot code : 0 STANDARD DIMENSIONS Neighbourhood code : 014
Width : 148.50 FT Postal code : V5L 1K9
Length : 122.00 FT Zone code :
Area : 18,117.00 SF Record status : ACTIVE

Land value : \$1,287,000 (2004) Plan number :
Impr value : \$644,000 (2004) Homeowner grant : No

Number of owners: 1	Legal description:				
537070 BC LTD	Lot Block Sect Town Ra Plan	DL	LD		
	4-6 30	178	184		

6626 ANGUS DR
VANCOUVER BC
V6P 5H9

F1=Help F2=Print F12=Return F13=Additional owners

Date: 04/10/14 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BL193359

Time: 10:25:23
Page: 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BL193359
 FROM TITLE NO: BF408168

APPLICATION FOR REGISTRATION RECEIVED ON: 30 MAY, 1997
 ENTERED: 12 JUNE, 1997

REGISTERED OWNER IN FEE SIMPLE:
537070 B.C. LTD., INC.NO. 537070
6626 ANGUS DRIVE
VANCOUVER, BC
V6P 5H9

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 015-500-063
LOT 4 BLOCK 30 DISTRICT LOT 184 PLAN 178

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE
BN26337 1999-02-01 14:19
REGISTERED OWNER OF CHARGE:
PEOPLES TRUST COMPANY
INCORPORATION NO. 33943A
BN26337
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
BN26338 1999-02-01 14:19
REGISTERED OWNER OF CHARGE:
PEOPLES TRUST COMPANY
INCORPORATION NO. 33943A
BN26338
REMARKS: INTER ALIA

CROWN DEBT
BR263127 2001-10-05 10:59
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BR263127
REMARKS: RESIDENTIAL TENANCY ACT

CROWN DEBT
BV260407 2003-07-10 11:54
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
BV260407

Date: 04/10/14 TITLE SEARCH PRINT - VANCOUVER
Requestor: (PG14135) CITY OF VANCOUVER
 TITLE - BL193359

Time: 10:25:23
Page: 002

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

PERMITS & LICENSES DEPARTMENT

INSPECTION REPORT

IR No 298188

Property Address 2170 TRIUMPH		Date of Inspection 95-06-20	
Name and Address of Property Owner/Agent WILLIAM KWOK		Number of Storeys	Permit No.
Contractor		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } MULTIPLE	
Contractors Business License Account No. 49753		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/> } DWELLING	
Reason for Inspection RECHECK — S.O.F.M. LETTER OF MAY 2ND 95			

INSPECTION TODAY SHOWED THAT OUR S.O.F.M. LETTER DATED MAY 2ND, 1995 HAS BEEN COMPLIED WITH.


ALL DAMAGES HAVE BEEN REPAIRED AND MISSING ITEMS PROVIDED.

NO FURTHER ACTION REQUIRED.

REC.: FILE FOR INFO.

J. ARAYA
Property Use Insp. — Dist. No. **08**

Date Report Made 95-06-20	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Ind. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
-------------------------------------	---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------	-----------

- ☒ File 
- ☐ Carbon Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

- ☐ Recheck by Inspector in _____ days
- ☐ _____ attention in _____ days
- if no _____



** CHANGE NOTICE **

(THIS IS NOT A PERMIT)

PERMIT TYPE		BUILDING PERMIT APPLICATION				APPLICATION NUMBER A BU 440953	
LEGAL DESCRIPTION LOT 5 BLK 30 DL 184 PLAN 178						ADDRESS 2178 TRIUMPH ST	
ADDITIONAL ADDRESS INFORMATION						SPECIFICS COMMON AREA FOURTH FLR	
APPLICATION DATE JAN 22, 2008	PURPOSE ALTER	PROJECT VALUE \$5,000	ASSESSED VALUE \$135,000	PLANS NO	PLACE NAME		
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE FIELD REVIEW			
APPLICANT PROPERTY OWNER 537070 BC LTD C/O GURDAYAL SINGH SOHOTA 1720 E 55TH AVE VANCOUVER BC V5P 1Z6				CONTACT 2 CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE		CONTACT 3	
TEL 604-767-5445	BUS. LICENSE CERTIFICATE	TEL	BUS. LICENSE CERTIFICATE	REQUIRED	TEL	BUS. LICENSE CERTIFICATE	
FAX		FAX			FAX		
<p>THIS APPLICATION IS SUBMITTED WITH PLANS TO:</p> <p>Interior alterations to the existing multiple dwelling building to repair difficiencies as per inspection letter dated Nov 20, 2007.</p> <p>Work to Include:</p> <ol style="list-style-type: none"> 1) Addition of self-closing devices on all suite entry doors 2) Repair of all damaged suite entry doors, including but not limited to the locks and latches 3) Repair of fire separation in the 2nd floor hallway; and 4) Installation of hard-wired smoke alarms throughout the building <p>OK for field review without drawings as per R. Dyck, Jan 22-08 Related to PL447695</p>							
PROPOSED USE D24 MULTIPLE DWELLING		SPECIFICS/LOCATION 01 INSIDE/LANE		AREA (SF) 148.50 FT	OCC C		
ITEM 0036 LOT TYPE		SPECIFICS/REFERENCE 01 INSIDE/LANE		QTY/AMT 148.50 FT	ITEM 0040 PROCESSED THROUGH		
0037 LOT WIDTH		023 ENQ CTR -FLD RV		122.00 FT	0080 ZONE		
0038 LOT DEPTH		0023 RM-3A			0375 HPO EXEMPTIONS		
<p>RELATED PERMITS: PL447695 2178 TRIUMPH ST</p> <p>PERMITS REQD IF THIS APPLICATION IS APPROVED INCLUDE : ELECTRICAL</p> <p>CLEARANCES REQD DURING APPLICATION STAG INCLUDE : PLAN REGISTRY</p> <p>B119 BUILDING FIELD INSP DAVID O'HALLORAN 604-873-7596</p>							
<p>ADDITIONAL NOTES:</p> <p>400 Applicant is to contact the David O'Halloran at 604 873-7596 between 8:30-9:15am to arrange for an inspection prior to commencing any work.</p> <p>990 ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER APPLICATION: *****</p> <p>Project description changes to add additional work as per enforcement letter date Nov 20, 2007.</p> <p>Addition of WWOP fees.</p>							
<p>AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.</p>							
FEE		AMOUNT		FEE		AMOUNT	
300 BUILDING FEE		104.00		SIGNED BY		537070 BC LTD	
344 WWOP (BUILDING)		104.00		DATE		SEE INFORMATION SHEET	
				TAKEN BY		V JEON	
				COPY		CHANGE NOTICE	
INVOICE: 498173 498216				TOTAL		\$208.00	



CITY OF VANCOUVER
COMMUNITY SERVICES
Licences and Inspections Department

615818

PERMIT NUMBER	EL 510112
IA	
DATE	07 / 05 / 28 YY MM DD

CERTIFICATE OF ELECTRICAL INSPECTION

Pursuant to the City of Vancouver Electrical By-law and the Electrical Safety Act, the electrical wiring in these premises has been inspected as noted hereunder:

ELECTRICAL CONTRACTOR / OWNER <i>WESPAE ELECTRICAL</i>				ADDRESS <i>2178 TRIUMPH ST</i>			
TYPE OF INSPECTION <input type="checkbox"/> RW <input type="checkbox"/> CF <input type="checkbox"/> SERVICE <input type="checkbox"/> SLAB <input type="checkbox"/> Gr/Op <input type="checkbox"/> OTHER				SPECIFICS <i>s.22(1)</i>			
INSPECTOR <i>Loris Bidese</i>				OFFICE HOURS <i>8:30-9:15 AM / 1:00-1:45 PM</i>			
PHONE # <i>(604) 873-7016</i> FAX# <i>(604) 873-7100</i>				INSPECTOR <i>[Signature]</i>			
SIGNATURE							
ITEM		ACC	REJ	ITEM		Y	N
1	SERVICE V A Ph			13	PERMIT POSTED		
2	DISTRIBUTION / EL. ROOM / PNL BOARD / SUBSERVICE			14	AUTHORIZATION FORM RCVD / POSTED		
3	GROUNDING			15	WIRING OK TO COVER		
4	BONDING			16	OK TO ENERGIZE		
5	BRANCH / APPL. CCTS.			17	CONDUIT / RACEWAYS - ACCEPTED		
6	TRANSFORMER KVA CAPCTR. KVAR			18	EL. PERMIT / CLEARED FOR OCC.		
7	MOTOR CCTS. / GENERATOR			19	FINAL ACCEPTED		
8	HEATING CCTS.						
9	FIXTURES & FITTINGS <i># s.22(1)</i>						
10	LIFE SAFETY SYSTEMS						
11	SECURITY WIRING / EXTRA LOW VOLTAGE						
12	OTHER (SEE REMARKS)						

The following deficiencies shall be rectified before: *YY | MM | DD* and must be left accessible for re-inspection. Please call 604-873-7601 or 604-873-7059 (24 hour line) when the work is ready for re-inspection and the applicable fee has been paid.

OTHER INSPECTOR'S PRESENT:		
ITEM #	DEFICIENCIES / REMARKS	CODE / REG. #
	<i>- F/A VERIFICATION REQUIRED AS PREVIOUSLY NOTED</i>	
	<i>- [scribble]</i>	
	<i>PLEASE RE-BOOK INSPECTION AND</i>	
	<i>COORDINATE TIME</i>	
	<i>[scribble]</i>	

WHITE COPY

YELLOW - INSPECTOR'S COPY

PINK - SITE COPY

File *[checkmark]*
Referred
Supervisor

DO NOT REMOVE OR DESTROY THIS CERTIFICATE

Lic & Insp - C004 (Revised Feb 2005)

CITY OF VANCOUVER
COMPLAINT FORM

Date 02/26/96

Address of Premises Involved

s.22(1)

-2178 Triumph St

Name of Owner

William Kwok (Pierre)

(266-2855)

Name s.22(1)

Address

s.22(1)

2178 Triumph

Phone

s.22(1)

CONFIDENTIAL

Nature of Complaint:

↳ Leakage of water in
Bathroom.↳ leakage above stove
(stove burnt out)↳ broken window in Apt.
Building.

Received by:

Janice Howe

Referred to:

Julio Araya

Submit Report to:

RISM ✓



CITY OF VANCOUVER
COMMUNITY SERVICES

COMPLAINT FORM

C 5725

EN 027980

Address of Premise Involved: 2178 Triumph St.	Date: Oct 13/05
Owner/Manager:	Phone Number:

Name of Complainant: s.22(1)	
Address: s.22(1) - 2178 Triumph St.	Phone Number: s.22(1)

(The complainant has been informed that any information that could reasonably reveal their identity will be kept in confidence, pursuant to the Freedom of Information and Protection of Privacy Act.)	Must be Initialed: MA
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------

Nature of Complaint:	
<input type="checkbox"/> Z&D By-law <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Standards of Maintenance	
<input type="checkbox"/> U/T <input type="checkbox"/> Sign <input type="checkbox"/> Licences <input type="checkbox"/> Other _____	
Water damaged bathroom ceiling and other interior deficiencies.	
Call Complainant Back: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Call Complainant To Arrange Inspection Time: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Received By: Tom Hamilton	
Referred To: Syd Kelland	Route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



Electrical Inspection Report

Page 1 of 1

IR Number EI 13033

Date of Inspection (yy/mm/dd) 04/02/10

Property Address 2178 triumph st

Specifics of Property Address

Tenant

Number of Storeys 4

Owner

Permit Number

Contractor

Approved Use of Building/Land

Contractor's Business License Account

Present Use of Building/Land

Reason for Inspection POST OF ORDER AND HAND DELIVER

Narrative/Observations

I hand delivered a letter to 800-1285w broadway to Thompson and Elliott barristers and solicitors. An older lady with short black hair accepted the letter at 1:30pm. I then proceeded to 6626 Angus st where I delivered a letter to Gudy singh at 2:05pm. I then proceeded to 2178 Triumph st where I posted the letter on the front door at 2:50pm.

Requirements

Recommendations

REFER TO CARLENE ROBBINS

Photos Taken?

☐

Yes

☐

No

Notice Posted?

☐

Yes

☐

No

Type of Notice?

Date Report Made (yy/mm/dd) 04/2/13

Greg Maxwell
Inspector

For Supervisor Use Only

☒ File "e"

☐ Copy to

☒ Refer to CARLENE ROBBINS

☐ Recheck by Inspector in _____ days

attention in _____ days

if no

JOHN MCMAHON

Supervisor

CENTRAL FILES

DATE INSPECTED	INSPECTOR	REGULAR INSPECTION	REMARKS	RECHECK
AUG 17/90	SYMMONDS		O.I. ALARM SYSTEM (NOT DONE)	McILROY
AUG 24/90	JONES		WORK IN PROGRESS	Rosie
AUG 29/90	#9		ORDER ISSUED AT FIVE CALL TO REPAIR SOME IMMEDIATELY NOW O.K.	McILROY
SEPT. 11/90	WOOD			
10/11/06	KORRIS		Continued to have alarm system inspected by fire alarm co. tenant reports duplicate lights on at different times. All lit up when fire co. present	Thayer
9/06/06	MORGAN D.		R/W. F.A.S. now in proper working order and it has been certified.	
9/08/09	Antunovic		O.I. to place fire alarm system in proper working order.	Pickman
AUG 13/96	SYMMONDS		RISK	CAMILLAGE
MAY 5/92	MAYHEW	O.K.		Sweeney
Dec 9/92	Bryant		RISK	Young



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
Mr. E. Neufeld
Manager,
Building Inspections Branch
at 604.873.7560
I.R. No. BI 33652/EN 044432

ORDER

May 15, 2008

0537070 B.C. Ltd.
6626 Angus Drive
Vancouver, BC, V6P 5H9

Diary? No ☐ Yes ☒
To: DBI - D. O'Halloran
Date: 080617 Init: CJ
080601

Dear Sirs/Mesdames:

RE: 2178 Triumph Street

A recent inspection of your building at the above location by the Building Inspector revealed that all the balconies are severely rotted through to the structure and are unsafe to be used.

THE ABOVE VIOLATION CONSTITUTES AN UNSAFE AND HAZARDOUS CONDITION.

Accordingly, a NOT SAFE TO OCCUPY notice (original enclosed) was posted on the building.

Pursuant to Article 1A.6.1.2. of Division C of the Building By-law, you are ordered to cease using all balconies and provide barriers to prevent using the balconies in the above building **IMMEDIATELY.**

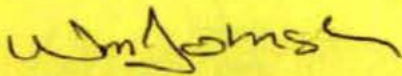
You are further required to provide written notification to every tenant in the building noted above that the balconies may not be used until they have been repaired under permit to the satisfaction of the Chief Building Official.

Further, pursuant to Article 1A.6.1.2. of Division C of the Building By-law, you are also ordered to:

1. Retain the services of a professional Structural Engineer to carry out a detailed structural analysis of all of the balconies;
2. Have the Professional Structural Engineer carry out a general structural survey of the building; AND
3. Submit a report of the Engineer's findings and recommended remedial repairs to the attention of the Chief Building Official,

BY JUNE 16, 2008.

Yours truly,

A handwritten signature in black ink, appearing to read 'W. M. Johnston', with a stylized flourish at the end.

W. M. Johnston, P. Eng.
City Building Inspector and
Chief Building Official

DO/cf

Copy: Posted on building



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections

LEGAL NOTICE BALCONIES ONLY NOT SAFE TO OCCUPY

Date Posted: 14 MAY 2008

Property Address 2178 TRIUMPH ST.

(specifics of Property Address) _____

Violation ROTTEN STRUCTURE OF BALCONIES

You are hereby ordered that the above noted building or portion thereof shall **NOT BE OCCUPIED** without approval of the City Official designated below.

☒ CITY BUILDING INSPECTOR
☐ CITY ELECTRICIAN

Per: _____


No Person shall remove or in any way tamper with this Notice



**BRITISH
COLUMBIA**
The Best Place on Earth

**Ministry
of Finance**
BC Registry Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

2178 Triumph

BC Company Summary

For
0537070 B.C. LTD.

Date and Time of Search: May 15, 2008 08:43 AM Pacific Time
Currency Date: April 22, 2008

ACTIVE

Incorporation Number: BC0537070
Name of Company: 0537070 B.C. LTD.
Recognition Date: Incorporated on February 20, 1997
Last Annual Report Filed: February 20, 2007
In Liquidation: No
Receiver: No

COMPANY NAME INFORMATION

Previous Company Name 537070 B. C. LTD.
Date of Company Name Change: October 31, 2006

DISSOLUTION/RESTORATION INFORMATION

Filing/Event Full Restoration
Date of Filing October 31, 2006
Dissolved - Failure to File July 20, 2001

REGISTERED OFFICE INFORMATION

Mailing Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA
Delivery Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA
Delivery Address: 6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Mailing Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

OFFICER INFORMATION AS AT February 20, 2007

Last Name, First Name, Middle Name:

SAHOTA, PAL

Office(s) Held: (Secretary)

Mailing Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DRIVE
VANCOUVER BC V6P 5H9
CANADA

Last Name, First Name, Middle Name:

SAHOTA, GURDYAL SINGH

Office(s) Held: (President)

Mailing Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

Delivery Address:

6626 ANGUS DR
VANCOUVER BC V6P 5H9
CANADA

Folio: 586-259-58-0000

Civic: 2178 TRIUMPH ST

Size: 148.5 122 WIDTH/DEPTH

Pid: 015-500-098

Legal:

Owner: 537070 BC LTD

6626 ANGUS DR

VANCOUVER BC V6P 5H9

(BL193361)

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V6Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DIRECTOR
T. Droettboom

CITY BUILDING INSPECTOR
T.R. Timm, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Teichroeb

PLEASE REFER TO:

Mr. J. Araya
Property Use Inspector
at 873-7589
I.R. No. 343218

1998 May 27

537070 BC Ltd.
6626 Angus Drive
Vancouver, BC
V6P 5H9

Dear Sirs:

Re: 2178 Triumph Street

On May 21, 1998, our Inspection Services reported that your building at the above location was in contravention of the Standards of Maintenance By-law.

The following deficiencies were observed:

Suite 522(1)

1. The bathtub enclosure requires caulking - to be re-caulked.
2. The light fixture (dining area) is loose - to be repaired.
3. The smoke alarm has been disconnected - to be repaired.
4. The toilet bowl is not secured properly - to be repaired.

In accordance with the By-law and to avoid further action, you are to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Yours truly,

J. Araya

J. Araya
DISTRICT PROPERTY USE INSPECTOR

JA/LC/ss2

Diary? No Yes X
To: J. ARAYA
Date: JUNE 29 Ini: LO

THOMPSON & ELLIOTT
Barristers and Solicitors

8th Floor
1285 West Broadway
Vancouver, B.C.
V6H 3X8

Telephone: (604) 731-1161
Fax: (604) 731-6527

Our File No. 29007/SB

Reply to the Attention of: Sheila L. Braaten

June 17, 1997

City of Vancouver
Permits and Licenses Department
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Attention: License Office

Dear Sirs:

Re: Purchase of 2178 Triumph Street, Vancouver, B.C. ("Villa Marco Polo") by 537070 B.C. Ltd.

We confirm that we acted on behalf of 537070 B.C. Ltd. in their purchase of the subject property. We confirm that the 1997 Business License was issued to the vendor and the cost of same has been paid in full.

We now enclose herewith an Application for Transfer, duly completed as required and signed by both the purchaser, as applicant and the vendor, as license holder.

We also enclose herewith your fee of \$85.00 for this transfer. Kindly issue our offices receipt for payment and any other documentation which you normally issue to document this transfer.

Thank you for your assistance in this regard.

Yours very truly,
THOMPSON & ELLIOTT
Per:


Sheila L. Braaten
encl.

DK. (080)

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
PERMITS & LICENSES DEPARTMENT
City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DIRECTOR
T. Droettboom

CITY BUILDING INSPECTOR
T.R. Timm, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Teichroeb

PLEASE REFER TO:

Ms. G. Gnyp
By-law Administration
Branch at 873-7534

1998 July 30

Johnston, Russell & Cheng
#118 - 3751 Shell Road
Richmond, BC
V6X 2W2

Attention: Michelle

Dear Michelle:

Re: 2178 Triumph Street
Request for Legal Occupancy Information

This is further to your request for information regarding the approved occupancy of the building at the above location.

Our records show the approved occupancy of the building is a multiple dwelling containing thirty five dwelling units as follows:

First floor	-	nine dwelling units;
Second floor	-	thirteen dwelling units;
Third floor	-	five dwelling units; and
Fourth floor	-	eight dwelling units.

I trust this is the information you require.

Yours truly,

P. Hayes for
T. Droettboom
DIRECTOR

KV/kmvp/ss2

Diary? No ☒ Yes ☐
To: _____
Date: _____ Ini:



PERMITS AND LICENSES

Additional Information Required for Facsimile Applications

PIN Number _____

Credit Card Number _____

Check one: Visa ☐MasterCard ☐

Expiry Date _____

Amount \$ _____

Signature _____

(Authorized Signatory of Contractor)

DATE

YY

MM

DD

PERMIT # EL

 00, 04, 25
 448228

APPLICANT <u>LIFETIME SECURITY</u> CONTRACTOR/OWNER	BLDG/SIGN PERMIT # _____
MAILING ADDRESS <u>708-1155 WEST DAVENPORT</u>	INSTALLATION ADDRESS <u>5.22(1) - 2178 TRIUMPH ST</u>
CITY <u>VANCOUVER</u> POSTAL CODE <u>V6E 2P4</u>	SPECIFICS _____
TELEPHONE: <u>684 7333</u> FAX: <u>922-7014</u>	OWNER/TENANT <u>5.22(1)</u>
CITY OF VANCOUVER BUSINESS ACCOUNT # <u>185586</u>	SITE CONTACT <u>5.22(1)</u>
DECLARATION: I declare that I or a member of my Company will be doing the electrical work applied for on this application form. If I am the owner/occupier of the premises, I declare that I will personally be doing such electrical work or the qualified person whose name and qualification particulars follow will assist me without remuneration. <u>MALCOLM READING</u>	
Full Name <u>38480 SA</u>	TELEPHONE: <u>5.22(1)</u> FAX: _____
Trade Qualification Detail _____	INSTALLATION DETAIL <input type="checkbox"/> 1000 Existing Service <input type="checkbox"/> 1001 New Service <input type="checkbox"/> 1002 Relocate Service <input type="checkbox"/> 1003 Increase Service
As owner or owners' agent, I have verified that the information contained within this document and associated documents and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owners' employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations. I have confirmed the supply service electrical characteristics and the pole location with BC Hydro. YES <input type="checkbox"/> NO <input type="checkbox"/>	VOLTS _____ AMPS _____ WIRE _____
Owner/Contractor <u>M. Reading</u> Signature _____ Permit authorized by _____ for City Electrician	SIZE & MATERIAL OF SERVICE CONDUCTOR: _____ SIZE OF GROUNDING CONDUCTOR: _____ IF APPLICABLE: TRANSFORMER KVA _____ AVAILABLE FAULT CURRENT _____ kA SERVICE BOX INTERRUPTING CAPACITY _____ kA
CONTRACTOR CERTIFICATION EC <u>38481</u> EXPIRES <u>01 02 28</u> Contr. Reg. # YY MM DD AR <u>38480</u> SA AR's Reg. # _____ AR's Class Code Signature of Authorized signing officer <u>M. Reading</u> Please Print Name <u>M. G. READING</u>	<input type="checkbox"/> 1004 Main Distribution/Electrical Room <input type="checkbox"/> 1006 Grounding/Bonding <input type="checkbox"/> 1010 Branch/Appliance Circuits <input type="checkbox"/> 1012 Transformer/Capacitor/Welder <input type="checkbox"/> 1014 Motors/Machinery <input type="checkbox"/> 1016 Fixtures/Fittings <input type="checkbox"/> 1018 Deck/Underground <input type="checkbox"/> 1020 Pool/Spa/Hot Tub <input type="checkbox"/> 1022 Heating Ccts. Please specify <input type="checkbox"/> 1028 Air Conditioning Units <input type="checkbox"/> 1052 Sprinkler Heat Tracing <input type="checkbox"/> 1060 Fire Alarm System <input type="checkbox"/> 1061 Electromagnetic Locks on Exit Doors <input type="checkbox"/> 1062 Emergency Lighting <input type="checkbox"/> 1066 Emergency Generator/Transfer Switch <input type="checkbox"/> 1068 Fire Pump/Transfer Switch <input type="checkbox"/> 1080 Temporary Power <input type="checkbox"/> 1082 Sign Power Supply <input type="checkbox"/> 1086 Class 2 Circuits (extra-low voltage: intercom, security-prewire) <input type="checkbox"/> 1087 Complete security alarm system <input type="checkbox"/> 1088 Movie Set <input type="checkbox"/> 1090 Other _____ Please specify _____
DESCRIPTION OF ELECTRICAL INSTALLATION <u>ALARM SYSTEM</u>	<input type="checkbox"/> NEW CONST. <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> ANNUAL PERMIT <input type="checkbox"/> 90 DAY RECONNECTION TYPE OF CONST: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE OCCUPANCY: _____ SFD, Multi-family, Industrial, Commercial, (Office, Retail, Retail Store), Assembly (School, Church, Theatre, Restaurant), Institutional (Hospital, Jail), Other - Specify _____ <input type="checkbox"/> HAZARDOUS LOCATION - IF APPLICABLE PLEASE SPECIFY _____ Gas station, Spraybooth, etc.
TOTAL VALUE OF INSTALLATION \$ <u>450</u> (INCLUDING COST OF MATERIAL & LABOUR)	PERMIT FEE \$ <u>57.00</u>

CITY OF VANCOUVER

PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V6Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DIRECTOR:
J.A. Perri

DEPUTY DIRECTOR:
R.L. Maki, PEng
Permits & Inspection Division

PLEASE REFER TO:
Mr. J. Curran
Supervisor,
Property Use Branch
at 873-7563
I.R. No. 291239

1995 January 16

William C. and Mary F. Kwok
5329 Heather Street
Vancouver, BC
V5Z 3M1

Dear Sir and Madam:

Re: 2178 Triumph Street (Unit **s.22(1)**)

On January 4, 1995, our Inspection Services reported that your property at the above location was in contravention of the Standards of Maintenance By-law.


The following deficiencies were observed:

Unit **s.22(1)**

1. Drywall around the sliding door contains mold and is damaged by the moisture - drywall to be removed and replaced.
2. Wood sill is badly damaged by moisture - to be replaced.
3. Carpet is stained, worn and badly damaged - carpet and underlay to be replaced.
4. Intercom does not work - to be repaired.
5. Stove does not work - to be replaced.
6. Bedroom ceiling is badly damaged due to a water leak - to be repaired.
7. Bathroom fan is not working properly - to be replaced.

In accordance with the By-law and to avoid further action, you are to correct the above deficiencies, as indicated, **WITHIN 30 DAYS OF THE DATE OF THIS LETTER.**

Yours truly,



J. Curran for
R.L. Maki, PEng
CITY BUILDING INSPECTOR

JA\HD\hrd3

FEB. 16/95

HD.

PERMITS & LICENSES DEPARTMENT INSPECTION REPORT

IR 311680

Property Address 2178 TRIUMPH		Date of Inspection 95-12-18	
Name and Address of Property Owner/Agent WILLIAM KWOK		Specifics of Property Address	Permit No
Contractor		Number of Storeys	MULTIPLE DWELLING
Contractors Business Address		Approved Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Contractors Business License Account No 49753		Present Use of Building <input checked="" type="checkbox"/> Land <input type="checkbox"/>	
Reason for Inspection COMPLAINT			

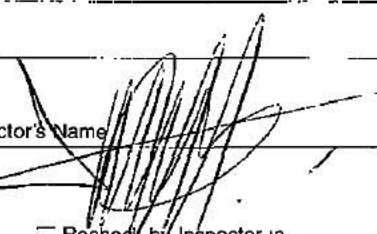
THIS COMPLAINT HAS ALREADY BEEN ANSWERED.
A STANDARD OF MAINTENANCE LETTER WAS
SENT ON THE 5TH OF DECEMBER, 1995


REC.: FILE FOR INFO

J. ARAYA

Property Use Insp. - Dist. II

08

Date Report Made 95-12-18	<input type="checkbox"/> BLDG <input type="checkbox"/> P/Gas <input type="checkbox"/> Elect	<input type="checkbox"/> Inf. Waste <input checked="" type="checkbox"/> PUI <input type="checkbox"/> OTHER	Inspector's Name 	Signature
------------------------------	---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-----------

- ☒ File 
- ☐ Carbon Copy to _____
- ☐ Refer to _____
- ☐ _____
- ☐ _____
- ☐ _____

OFFICE USE

☐ Recheck by Inspector in _____ days

☐ _____ attention in _____ days

if no _____





LONDON MAH &
ASSOCIATES LTD.

CONSULTING STRUCTURAL ENGINEERS

#103-1847 W. BROADWAY, VANCOUVER, B.C. V6J 1Y6

FAX 604-739-1468

PHONE 604-739-8544

June 16, 2008

Our Ref: MSC-1721

City of Vancouver,
Community Services Group,
Licences and Inspections,
453 West 12th Ave,
Vancouver, BC.
V5Y 1V4

Attention: Mr. W. M. Johnston, P.Eng.
Chief Building Official

Dear Sir:

Re: 2178 Triumph Street
Vancouver, BC

Enclosed is our preliminary report on the Balcony Conditions and Remedial Actions Required for the referenced complex. This report is preliminary as some detailed recommendations will be forthcoming once all the balconies have been stripped of coverings so all conditions can be observed.

We trust this information will be sufficient for your purposes at this time.

Yours truly,

LONDON MAH & ASSOCIATES LTD.

Tam A. London, M.Sc., P.Eng.

Enclosure

cc 537070 B.C. Ltd.

D. O'HALLORAN
Building Insp. - Dist. No.



REPORT

**BALCONY CONDITIONS AND REMEDIAL
ACTIONS REQUIRED**

2178 Triumph Street
Vancouver, BC

Presented to:
Mr. W. M. Johnston, P.Eng.
Chief Building Official
City of Vancouver

June 16, 2008

1.0 INTRODUCTION

1.1 Basic information

The building consists of three levels of wood frame construction and appears to be approximately 40 years of age. A site visit was undertaken on May 13, 2008 and many external deficiencies were observed. Some of those deficiencies were photographed and are shown in the photos included with this report.

2.0 EXISTING CONDITIONS AND REMEDIAL MEASURES

2.1 Balconies

Many of the balconies have had their stucco soffits removed exposing extreme conditions of rot in the cantilevered framing lumber and in the plywood decks. Settlement was observed in many instances.

Remedial measures fall into one or more of the following categories:

- a) Replace double or triple beams which exist at the free edges of the balconies.
- b) Provide supporting posts at all corners of the balconies founded on new concrete foundations.
- c) Replace one or more joists.
- d) Replace all balcony deck structures.
- e) Replace the surface of all balcony decks and provide flashings to prevent water ingress.

In all cases, remedial measures are required due to "dry rot" in various framing members or deck surfaces.

2.2 Guard Rails

Several of the guard rails were observed to be loose or otherwise damaged. All guard rails must be brought up to the requirements of the 2007 Vancouver Building By-law. DR.

2.3 Balcony Stucco Soffits

All balcony stucco soffits must be removed so the structure of each balcony can be observed and made good where required. After balcony repairs have been completed, new non-stucco soffits should be installed with venting to provide necessary air circulation.

3.0 CONCLUSIONS AND RECOMENDATIONS

Once all stucco soffits have been removed and the conditions of all balconies are observed, more remedial measures will probably be required.

All remedial work is to be undertaken by a framing contractor acceptable to the City of Vancouver and a supervising structural engineer.